

# \$439,000 - 1, 828 Coach Bluff Crescent Sw, Calgary

MLS® #A2113316

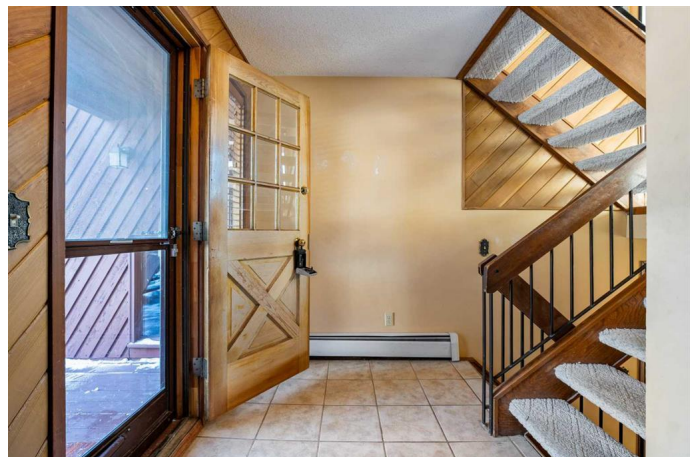
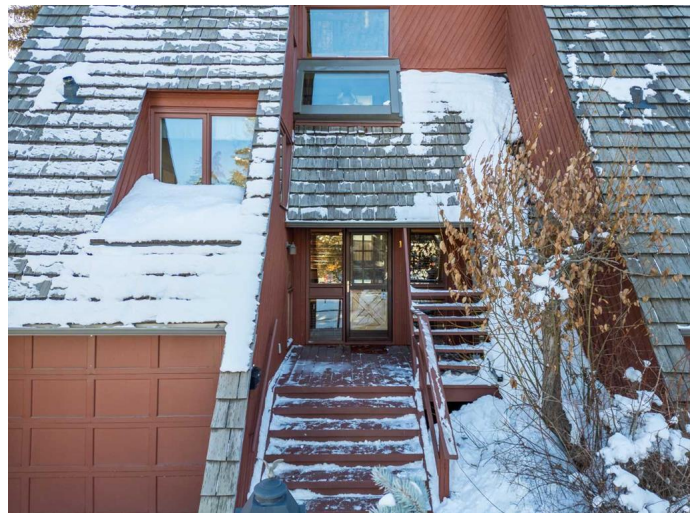
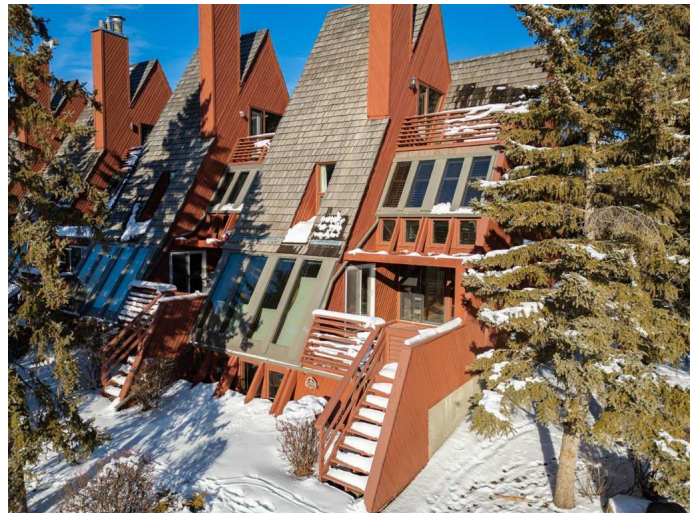
**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

A picturesque end unit townhouse with two private Southwest facing patios. This architectural gem situated in the heart of Coach hill boasts 4 floors of developed living space, 2 wood burning fireplaces, open riser staircases 2 bedrooms on the second storey plus an additional bedroom/den/office/loft on the 3rd storey equipped with a large closet and private patio. The main floor includes a large kitchen with eat up bar, dining area, dual access to the sw facing patio from the dining area or living room, large living room with expansive windows and open from above railing to allow light to flood into the main living space and basement family room. The second storey features a large primary bedroom with unique charm, A private loft, floor to ceiling windows with wood shutters, walk-in closet, and a 3 piece ensuite bathroom. The second bedroom and additional 4 piece bathroom complete the 2nd floor. The top floor bedroom/office offers a flexible space to use to your unique needs featuring a large sunny patio with a peak of mountain views and closet. The developed basement is a generous family room, laundry room and access to your double tandem heated attached garage. Enjoy coming home to a beautiful community surrounded by trees, parks and only a short commute to downtown. Coach Hill is equipped with excellent access to the Calgary Transit system, close to all major amenities, schools, parks and walking trails.



Built in 1978

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2113316          |
| Price          | \$439,000         |
| Sold Price     | \$476,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,315             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 2 and Half Storey |
| Status         | Sold              |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1, 828 Coach Bluff Crescent Sw |
| Subdivision | Coach Hill                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3H 1A8                        |

## Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | None                                                                          |
| Parking Spaces | 3                                                                             |
| Parking        | Double Garage Attached, Front Drive, Heated Garage, Off Street, Stall, Tandem |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Refrigerator, Washer     |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |

|                 |                                     |
|-----------------|-------------------------------------|
| Fireplace       | Yes                                 |
| # of Fireplaces | 2                                   |
| Fireplaces      | Basement, Living Room, Wood Burning |
| Has Basement    | Yes                                 |
| Basement        | Finished, Full                      |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                  |
| Lot Description   | Low Maintenance Landscape, No Neighbours Behind, Many Trees, See Remarks |
| Roof              | Cedar Shake                                                              |
| Construction      | Cedar, Wood Siding                                                       |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 8th, 2024  |
| Date Sold      | March 14th, 2024 |
| Days on Market | 6                |
| Zoning         | M-C1 d38         |
| HOA Fees       | 0.00             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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