

\$350,000 - 904, 829 Coach Bluff Crescent Sw, Calgary

MLS® #A2133743

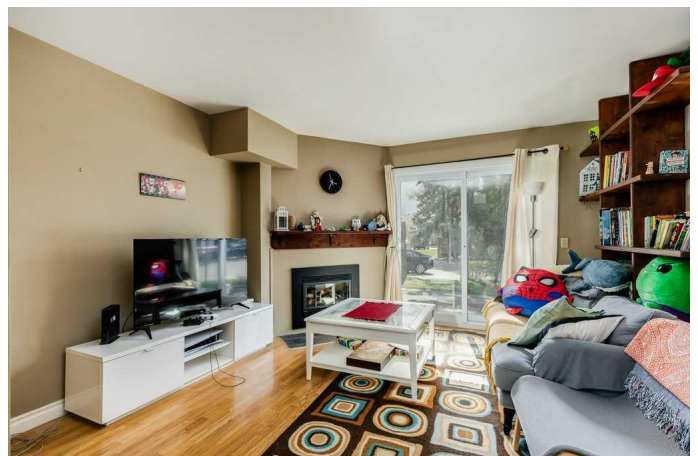
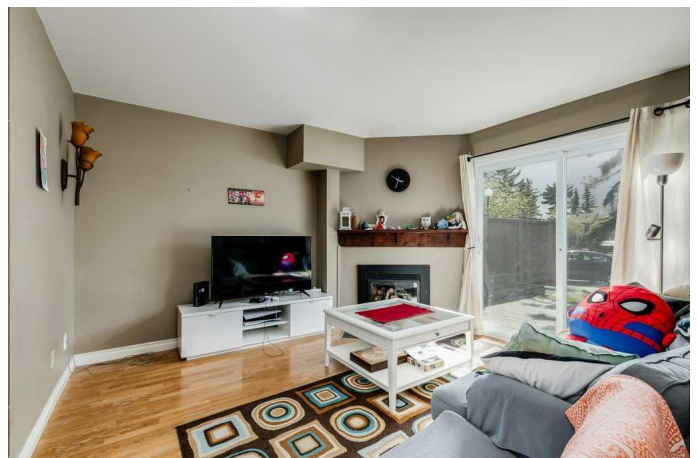
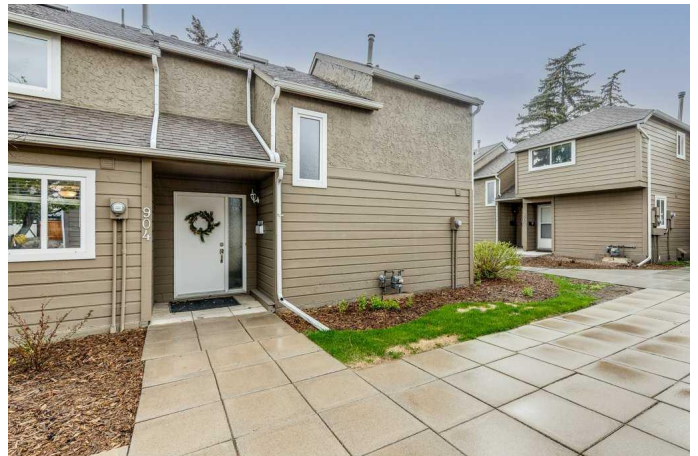
\$350,000

2 Bedroom, 2.00 Bathroom, 943 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Great value for this 2 bedroom, 2 storey CORNER townhouse in an incredible location within a wonderful west side community. Quick access to downtown and the ring road makes commuting a breeze. The front entrance faces the courtyard while the gorgeous back patio offers a tranquil outdoor oasis surrounded by mature trees. Inside are 3 fully finished levels and over 1,475 sq. ft. of developed space. The living room is perfect for relaxing or entertaining in front of the gas fireplace. Built-in shelving in the same paint colour as the mantel provide ample space for storage and display items. Patio sliders lead to the interlocking stone patio encouraging a seamless indoor/outdoor lifestyle full of casual barbeques and time spent unwinding nestled amongst lush landscaping. The galley-style kitchen is well laid out with an abundance of full-height white cabinets and direct access to the dining room making it easy to gather over a delicious meal. Upstairs are 2 spacious and bright bedrooms and a large renovated (2019) 4 piece bathroom with loads of incorporated storage adding to your convenience. The rec room in the finished basement is a versatile space to come together over a movie or game night or even divide this huge space with furniture to create zones for play, work and fitness. A handy powder room and lots of storage complete this level. Adding to your peace of mind, the furnace was replaced in 2019. This charming complex has a bus stop out front and is just down the street from a



park. Coach Hill also boasts easy access to Winsport and the mountains enabling endless outdoor recreation, Ideally located close to hospitals, U of C, Edworthy Park, the C-train station and numerous outstanding amenities!

Built in 1977

Essential Information

MLS® #	A2133743
Price	\$350,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	943
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	904, 829 Coach Bluff Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B1

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Bookcases, Ceiling Fan(s), Soaking Tub, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2024
Date Sold	June 5th, 2024
Days on Market	10
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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