

\$574,500 - 6 Coach Manor Rise Sw, Calgary

MLS® #A2158813

\$574,500

3 Bedroom, 3.00 Bathroom, 2,079 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Take advantage of this rare opportunity in Coach Hill! Situated on a quiet street, this 3 bedroom 2.5 bath townhome is perfect for couples and mature families. Over 2,000 sq ft of living space offering amazing city and river valley views. The main floor with hardwood floors through out, is set up for entertaining with the kitchen and dining area overlooking the living room with wood burning fireplace, high ceilings with skylights and access to the back deck. Up one level is the main foyer, a half bath and laundry area. The 3rd level is dedicated to the large primary suite with 3 pc ensuite & sitting area with river valley views. Vaulted ceilings and skylights through the stairwell make the space bright and open. The upper level has 2 bedrooms, a 4 pc bath and a nook with built-in desk perfect for students. The lower level contains a flex area, currently used as a wine cellar. The untouched basement provides for storage and could be finished to add additional living space. The back deck is large enough for conversation seating and a barbeque. The decks at this complex are staggered as to not overlook your neighbour so you are afforded more privacy. Attached double front drive garage and driveway provide for plenty of parking. Steps to Maryam Trail that leads to Edworthy Park & Coach Hill Off Leash Dog Park. Quick access to Bow Trail SW makes for an easy Downtown commute. Close to transit and all amenities including Signal Hills/West Hills Shopping Centre and West Side Recreation Centre.



Minutes to Foothills Medical Centre, University of Calgary, Webber Academy & Rundle College.

Built in 1980

Essential Information

MLS® #	A2158813
Price	\$574,500
Sold Price	\$574,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,079
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	6 Coach Manor Rise Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1C4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2024
Date Sold	September 13th, 2024
Days on Market	25
Zoning	M-CG d32
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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