

# \$344,900 - 602, 829 Coach Bluff Crescent, Calgary

MLS® #A2166201

**\$344,900**

2 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

New Listing at 602, 829 Coach Bluff Crescent SW! A charming townhome nestled in the serene and sought-after community of Coach Hill.. The front entrance leads you into a warm and welcoming interior that is as stylish as it is functional. Freshly painted walls and laminate and tiled flooring set the tone throughout the home, making it an ideal canvas for your personal touch. Upon entering, you'll find the main floor, where the open living space is adorned with elegant ceramic tiles. The living area features a delightful wood-burning fireplace, perfect for cozying up on chilly evenings or adding a touch of rustic charm to gatherings. Adjacent to the living room, the generous size kitchen boasts stainless steel appliances and tons of cabinet space that complement the contemporary feel of the home. The upper floor continues with laminate flooring extending throughout. This level hosts two generous sized bedrooms with a much larger Primary bedroom. The well-appointed four-piece bathroom on this floor is both functional and elegant. with quick access from both rooms. Descending to the fully finished basement, you'll discover a versatile recreation room that can easily adapt to your lifestyle needs—whether it's a playroom, home office, or media room. or exercise space. This lower level also features an extra three-piece bathroom and a convenient laundry room, adding to the home's practicality and comfort. The space is thoughtfully designed to maximize both utility and relaxation. This home



has a fenced off yard offering an excellent space for outside entertaining or simply enjoying your morning coffee in peace. The backyard is ideal for BBQ's, Pets, relaxing, or enjoying outdoor activities with family and friends. The community of Coach Hill itself is a hidden gem, renowned for its picturesque views and proximity to a range of amenities. You'll appreciate the quick access to Stoney Trail and the Number 1 Highway, and Bow Trail which provides seamless connectivity to downtown Calgary, the Westside Recreation Centre, and Winsport, Plus quick and easy access to the Mountains! For families, the neighborhood boasts nearby schools, including public & private institutions, and is just a short drive from Aspen Landing shopping center, ensuring that all your needs are conveniently met. In Coach Hill, you're not just buying a home; you're investing in a lifestyle. This well-maintained townhome offers a blend of comfort, style, and practicality in a community that caters to both relaxation and convenience. Don't miss your chance to explore this exceptional property and experience firsthand. Great for first time home buyers or Investors! Book your showings now! This one won't last long!

Built in 1977

### **Essential Information**

MLS® #	A2166201
Price	\$344,900
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.00
Year Built	1977

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	602, 829 Coach Bluff Crescent
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B1

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 18th, 2024
Date Sold	October 6th, 2024
Days on Market	18
Zoning	M-C1 d38
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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