

# \$619,900 - 8 Coach Manor Rise Sw, Calgary

MLS® #A2168127

**\$619,900**

3 Bedroom, 3.00 Bathroom, 2,232 sqft  
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Rarely offered, modern, and spacious 3 bedroom, 2.5 bath townhome in Coach Hill. This home is located on a quiet street and backs onto the condo complex's very own peaceful private park with panoramic views. You'll also get the amazing benefit of next year's planned revitalization that includes new rear decks throughout the complex as well as updated, siding and decorative trim. The contemporary outside will match the modern interior of this outstanding home that should be yours. Over 2,200 square feet of above grade living space, you'll be greeted with beautiful morning sunrise shows with a downtown vista. This complex is aptly named Sunrise Condominium Corp! Open concept main floor with vaulted ceiling, fireplace, grand skylight and large picture windows in living room. Generous kitchen features a 10' x 6' one piece quartz island (w/ matching backsplash & popup electrical outlets). Two large, private outdoor areas to enjoy and entertain on - both front and rear decks are offset from neighbours for privacy. The primary bedroom has a whole floor to itself with extra closets and upgraded ensuite (Kohler rain head shower plus a soaker tub). Top floor includes a bright flex area showcased by a second generous skylight, two more ample bedrooms and another large, full bath. The huge undeveloped basement has potential for custom media or games room and still plenty of room for storage. Double car attached garage, close to community pathways,



Edworthy Park & shopping with easy access to Bow Trail, Downtown or getting out of town. Don't miss the 3D tour button to virtually walk through this amazing home. 2,231 sqft above grade plus another approximate 1,214 sqft below grade between the developed laundry room area and the undeveloped basement - you'll have room for everything. Renovations done in 2019 include: all windows (Lux Windows) and doors, hot water tank, all flooring (hardwood, carpet and tile) and lighting, opened up main floor, kitchen appliances, kitchen and bathrooms redesigned and modernized, built-in closets, hidden broom closet, vaculflow with clean sweep inlet. New dishwasher in 2024. All roofs were redone in 2020.

Built in 1980

### **Essential Information**

MLS® #	A2168127
Price	\$619,900
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,232
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

### **Community Information**

Address	8 Coach Manor Rise Sw
Subdivision	Coach Hill
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 1C4

### **Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Side By Side

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	September 27th, 2024
Date Sold	October 4th, 2024
Days on Market	7
Zoning	M-CG
HOA Fees	0.00

### **Listing Details**

Listing Office

Houston Realty.ca

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