

\$324,800 - 104, 829 Coach Bluff Crescent Sw, Calgary

MLS® #A2257022

\$324,800

2 Bedroom, 1.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

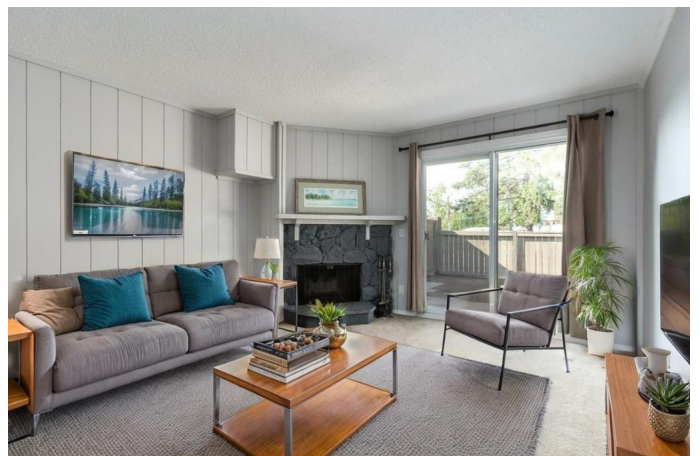
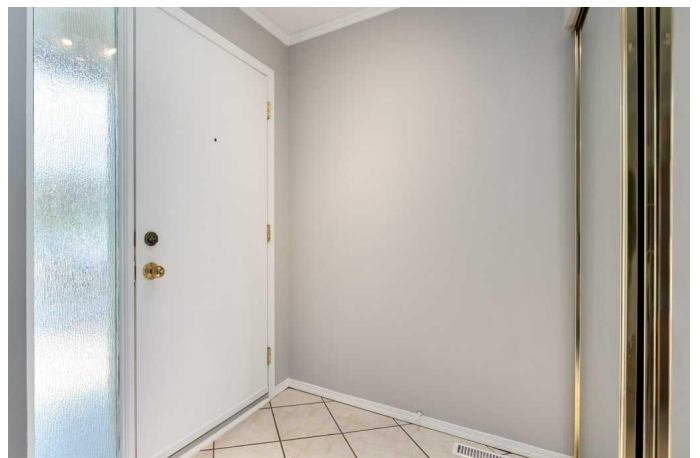
We are excited to present this incredibly maintained townhome in established Coach Hill. Very rarely do properties like this become available – almost 1500 square feet of developed living space over three floors in a sought-after, established neighborhood at an attainable price. Boasting separate living and dining areas, two large bedrooms, and an ample-sized 4 piece main bath with soaker tub, this home is perfect for a broad spectrum of buyers. In addition, there is a large recreation/flex space in the basement developed to the same standard as the two upper levels and a huge additional storage and laundry area. The expansive fenced back yard really sets this home apart from other properties like it. Shaded by long-loved trees, the privacy offered here is beautifully unique in a growing area. Within walking distance to highly rated schools, numerous grocery stores, fantastic restaurants and miles of pathways, this home is an attractive choice for savvy homeowners and investors alike. As an extra bonus, both the hot water tank and the furnace have been recently replaced, providing peace of mind for years to come.

Built in 1977

Essential Information

MLS® # A2257022

Price \$324,800



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	938
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	104, 829 Coach Bluff Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B1

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, 220 Volt Wiring

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Private

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2025
Days on Market	12
Zoning	M-C1 d38

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.