

# \$799,900 - 764 Coach Bluff Crescent Sw, Calgary

MLS® #A2218367

**\$799,900**

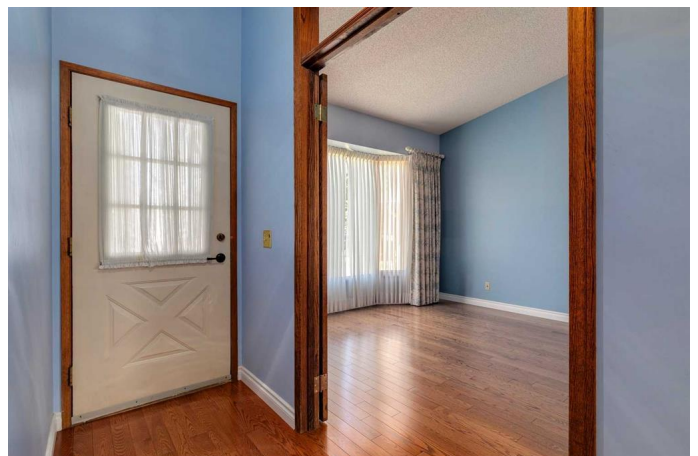
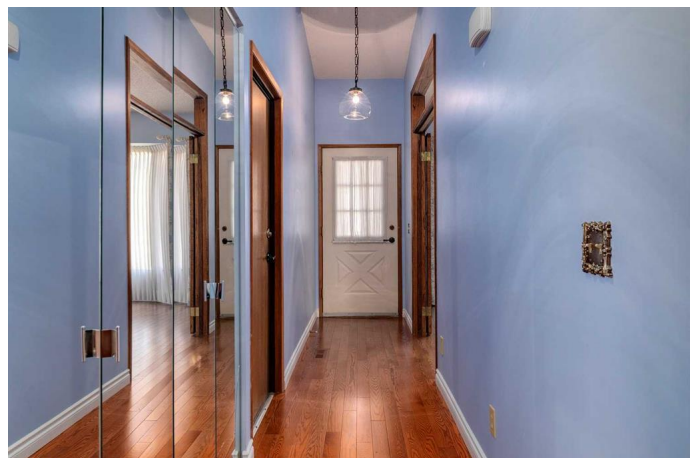
4 Bedroom, 3.00 Bathroom, 1,583 sqft

Residential on 0.12 Acres

Coach Hill, Calgary, Alberta

Welcome to this inviting split-level home in the highly sought-after community of Coach Hill, cherished by its original owners and now ready for a new family to create lasting memories.

Nestled on a quiet street with mature landscaping, this home boasts over 3000 sq ft of developed living space—ideal for a growing family. Step inside to discover a bright and spacious main floor featuring a vaulted ceiling in the living and dining room that adds a sense of openness and charm. The updated kitchen includes a cozy eating nook. Upstairs, you will find three generously sized bedrooms, including a primary suite with a large walk-in closet and a 4-piece ensuite. The main 4-piece bath completes this level. The third level boasts a large family room with custom built-in shelving, a beautiful fireplace, and direct walk-out access to the backyard—ideal for relaxing or entertaining. A fourth bedroom, full bathroom, and laundry room round out this floor. The fourth level offers additional huge recreation space and abundant storage. Additional highlights include a double attached garage, beautiful hardwood flooring throughout the main floor and upper hallway, and newer roof shingles. Situated in a fantastic location just steps from a play park, minutes to downtown and close to shopping, schools, and major roadways. The home has incredible potential to personalize and add value in a fantastic neighbourhood. Come take a look, don't miss out on this opportunity.



Built in 1979

## Essential Information

MLS® #	A2218367
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,583
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	764 Coach Bluff Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1A8

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	French Door, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing, Glass Doors

Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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