

# \$405,000 - 103, 829 Coach Bluff Crescent Sw, Calgary

MLS® #A2204431

**\$405,000**

2 Bedroom, 2.00 Bathroom, 936 sqft  
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Tremendous value in this fully RENOVATED townhome from top to bottom! Make your way inside to your brand new kitchen with gleaming QUARTZ countertops, new appliances, new backsplash and new cabinetry! Plenty of storage space in your new island and seating for 4. In addition there is a built-in pantry for additional storage and an added half bathroom on this level. The sunny & bright living room overlooks the greenspace which is a perfect spot to let your dog roam free before hitting the fabulous trails and pathways that Coach Hill has to offer, that connects you to ALL of the amenities of the West End. There is AMPLE street parking so if you have multiple vehicles, this is a great and easy option with tons of parking just off your patio. Don't forget about the large greenspace just down the street with a skating rink in the winter, movies in the park in the summer & much more! Upstairs is two spacious bedrooms both freshly painted and a tastefully updated bathroom with new vanity, flooring & tub. The brand new and fully developed basement offers almost 400SF of additional living space, and perfect for hosting friends & family with a large open recreation space, under the stair storage and your laundry room.

Built in 1977

## Essential Information

MLS® #                    A2204431



Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	936
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	103, 829 Coach Bluff Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1B1

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	24
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.