

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

MLS® #A2218367

**\$799,900**

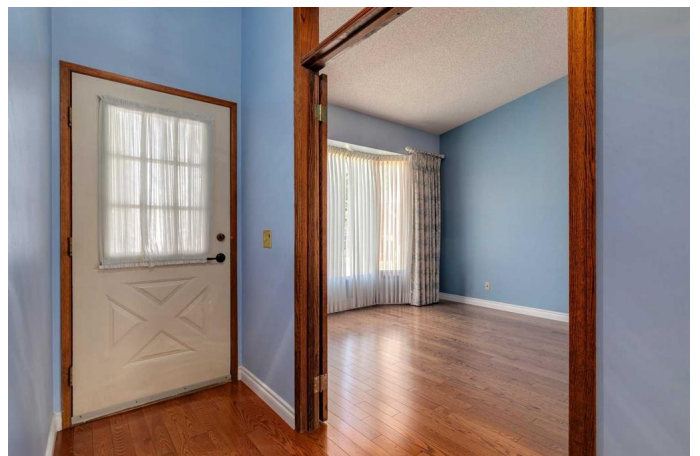
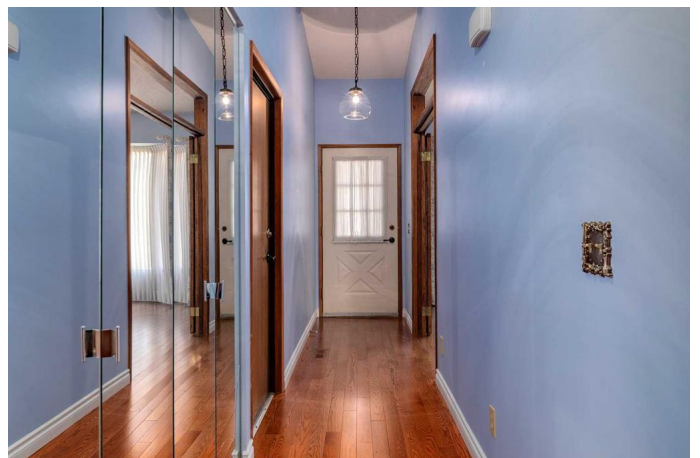
4 Bedroom, 3.00 Bathroom, 1,583 sqft

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 | 9             |
| Zoning         | R-CG          |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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.