

\$749,000 - 47 Coach Manor Terrace Sw, Calgary

MLS® #A2233985

\$749,000

3 Bedroom, 3.00 Bathroom, 1,719 sqft
Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

Tucked away on a quiet street in the family-friendly community of Coach Hill, 47 Coach Manor Terrace offers privacy and great views. The large front entry leads to the living room with dramatic vaulted ceilings and cozy gas fireplace. Patio doors lead you to the deck, with views of the tree lined street and the downtown. The second level has a versatile flex space suitable for formal dining, office or play space. The kitchen features stainless steel appliances, good storage and functional work space. Adjacent to the kitchen is a dining room with a wood-burning fireplace. A conveniently located laundry room and half bath complete this level. Vinyl plank flooring flows throughout the living areas. From the kitchen, step outside to a calm, South-facing backyard. New terraced perennial beds and a freshly stained deck create a tranquil retreat, while trees offer added privacy. Upstairs, the primary bedroom overlooks the backyard. The ensuite features a granite topped vanity, walk-in shower, and in-floor heating. Two secondary bedrooms have good storage and more views. The main 4 piece bath has new fixtures and lighting. The lower level was opened up to create a more spacious family room complete with new carpet and smart lighting. The oversize garage is conveniently located just steps from the family room. Insulated and drywalled, there is a gas rough in for heat. This meticulously maintained home has undergone numerous upgrades in the last 4



years including new lighting, baseboards, casings, new garage door, custom window coverings, and paint. The furnace, hot water tank, and roof are newer. This special Coach Hill property offers a wonderful location surrounded by green space, parks and bike paths with great access to downtown and the mountains.

Built in 1979

Essential Information

MLS® #	A2233985
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	47 Coach Manor Terrace Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Mission Real Estate
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