

\$749,000 - 764 Coach Bluff Crescent Sw, Calgary

MLS® #A2218367

\$749,000

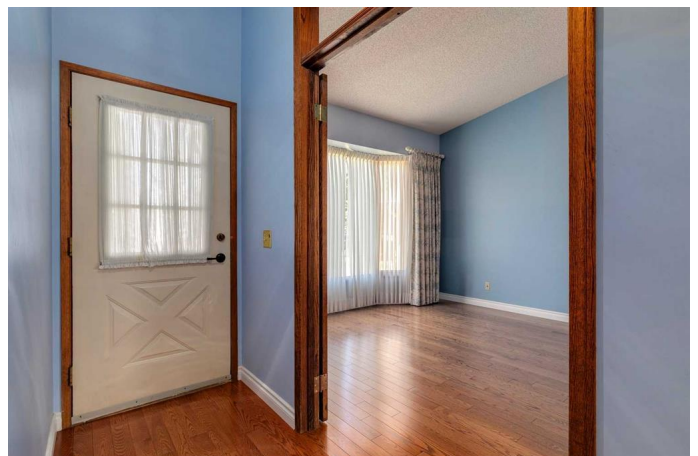
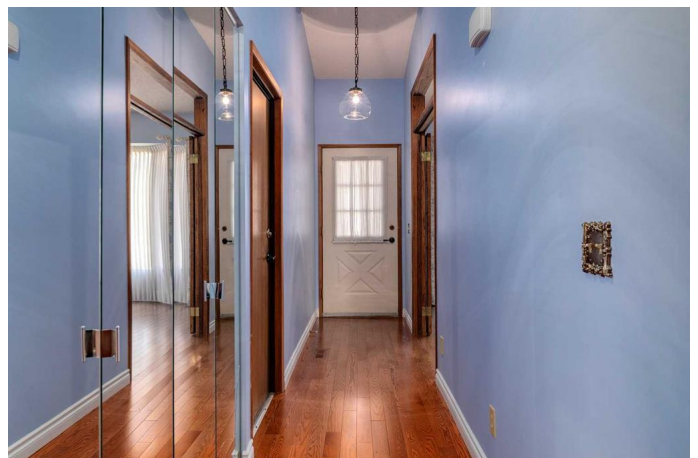
4 Bedroom, 3.00 Bathroom, 1,583 sqft

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	\$749,000
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	Brick Facing, Family Room, Glass Doors, Wood Burning

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	19
Zoning	R-CG

Listing Details

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

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.