

# \$769,000 - 235 Coachwood Crescent Sw, Calgary

MLS® #A2245178

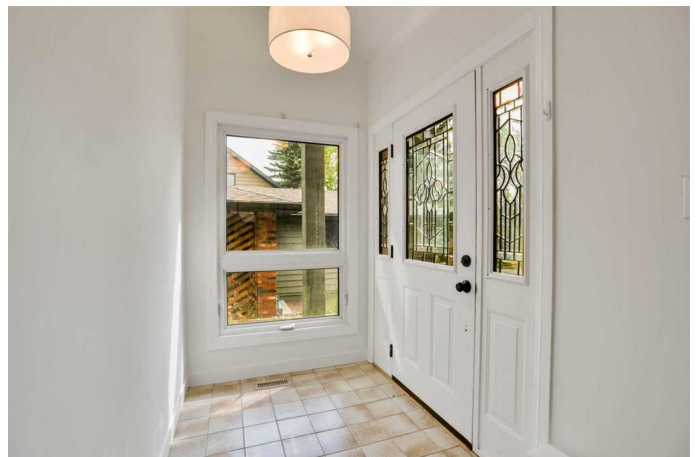
**\$769,000**

4 Bedroom, 4.00 Bathroom, 2,156 sqft

Residential on 0.10 Acres

Coach Hill, Calgary, Alberta

Welcome to this lovely Coach Hill home, nestled on a peaceful tree-lined street in one of the most established mature neighborhoods on the West Hill! With convenient access to downtown Calgary and the stunning Rocky Mountains, this home is perfect for families and professionals alike. Featuring 3+1 bedrooms, 3.5 baths, and over 3,000 sq ft of extensively and thoughtfully renovated living space, this two-story home boasts a super functional open floor plan. Hardwood floors flow throughout, while the bright, modern kitchen with stainless steel appliances, quartz countertops,, large island, and a gas stove is a chef's delight. Natural light floods every room through the newer and abundant windows! The adjacent family room with a wood-burning fireplace (easily convertible to gas) and a vaulted-ceiling front flex/ living room offer endless possibilities for relaxation or work. The main floor laundry/mudroom connects to the insulated double garage and a separate side entrance. Upstairs, you'll find three very generous sized bedrooms and two full bathrooms, including a private 5-piece ensuite off the huge master with a wall of closets. The fully finished basement offers another 1,000+ sq ft of living space, complete with a recreation room, den, bedroom, 3pce bath and storage area. Outside, a freshly painted partially covered deck provides a seating area to relax and enjoy 4 seasons of the year. The playground is only a block away and the street is quiet and away from the main



busy roads. This neighbourhood is truly awesome as are the neighbours - a mix of original owners, professionals and young families. You will love it! Don't miss your chance to own this beautiful home in this vibrant and welcoming community!

Built in 1980

### **Essential Information**

MLS® #	A2245178
Price	\$769,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,156
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	235 Coachwood Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1E7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open
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	Floorplan, Quartz Counters, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
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