803 829 Coach Bluff Crescent SW

Calgary | Active | MLS® A2355884

$315,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1977**	**931.2 sq. ft.**

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Listed by Century 21 Masters

A closer look

THE HOME: Lovingly cared for and exquisitely updated over the years, this Coach Hill townhome offers a timeless, modern look and feel from top to bottom. With no neighbours behind, a park just steps away, and quick access to Bow Trail and Sarcee Trail, it’s ready for its next owner to move in and call it home. The open-concept main floor is bright and inviting, equipped with engineered hardwood floors, fresh paint, updated trim, doors, hardware, a knock-down ceiling, and modern light fixtures carried throughout the space. The living room is anchored by a wood-burning fireplace with stone masonry and a stunning wood mantel. The kitchen is made for everyday living and entertaining. Full-height cabinets give you plenty of storage, including drawers and even includes a spice rack drawer. You will also find updated stainless steel appliances, picket tile backsplash, a sensor faucet at the sink, and a kitchen island with a breakfast bar for casual meals and morning coffee. Upstairs features updated carpet, paint, and trim. The bedrooms sit on opposite sides of the floor for added privacy, with a full bathroom and linen closet in between. The bathroom has been refreshed with a quartz countertop, sink, and subway tile in the shower. Designed to be rich in colour with intrinsic patterns to make it feel beautifully dramatic and intentional. The full unfinished basement includes a brand-new washer and dryer (2026) and space for storage, entertainment, a home gym or whatever you need it to be. Behind the scenes, blown-in attic insulation helps keep the home comfortable year-round. With no neighbours behind this unit, you can enjoy a park right outside for kids to play or an easy walk with family, friends, and dogs. An assigned parking stall, visitor parking, and street parking make hosting simple. LIVING IN COACH HILL: Coach Hill is an established community with mature streetscapes bordered by Old Banff Coach Road, Bow Trail, Sarcee Trail, and 69 Street SW. Stoney Trail is also close by, roughly a five-minute drive. The result is a calm, well-rooted feel with a direct drive downtown, and on weekends the Rocky Mountains are about an hour west. Everyday amenities are close by. Coach Hill Plaza and Strathcona Square are minutes away, and West Springs and Signal Hill offer grocery stores, yoga and spin studios, and great local restaurants for dinner dates. Residents also enjoy green spaces, playgrounds, an off-leash dog park, and the active Coach Hill/Patterson Heights Community Association's new Outdoor Activity Hub. Schedule your private showing with your favourite REALTOR® today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355884
Bedrooms	2
Bathrooms	1
Year Built	1977
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	931.2 sq. ft.
Main Level Finished Area:	513.5 sq. ft.
Upper Level Finished Area:	417.7 sq. ft.
Below Grade Finished Area:	513.5 sq. ft.
Condo Fee:	$568.18
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Acreage:	No
Front Exposure:	Northwest
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	1977 (Age: 49)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0

Plan:	7810758
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Mantle, Masonry, Stone, Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Coach Bluff Meadows
Community:	Coach Hill
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Stove, Overhead Microwave Hood Fan, Refrigerator, Dishwasher, Washer/Dryer, Window Coverings

Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 13'2" × 10'1" ·
Main Floor	Living Room · 14'9" × 14'3" ·
Main Floor	Dining Room · 8' × 6'4" ·
Main Floor	Foyer · 3'10" × 3'10" ·
Upper Level	Bedroom - Primary · 12'5" × 11'3" ·
Upper Level	Bedroom · 12'5" × 11'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Sidewalks, Street Lights
Interior Features:	Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters
Exterior Features:	Playground, Private Yard
Patio And Porch Features:	Deck, Enclosed
Lot Features:	Back Lane, Backs on to Park/Green Space, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1d38
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/803-829-coach-bluff-crescent-sw-calgary-a2355884/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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