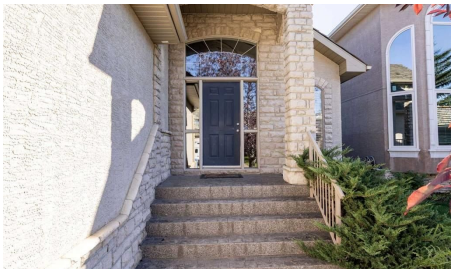
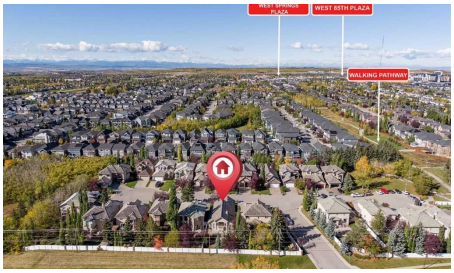
93 Coach Court SW

Calgary | Active | MLS® A2349502

$949,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2000**	**1,710 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Tucked into a quiet Coach Hill court, this well-kept bungalow offers a comfortable blend of main-floor living, functional space, and a convenient location close to parks, pathways, schools, shopping, transit, and major routes. With over 1,700 sq. ft. above grade, vaulted ceilings, and a bright, practical layout, the home feels spacious, comfortable, and easy to live in.

A spacious foyer welcomes you inside with tile flooring, vaulted ceilings, and beautiful natural light, creating a warm first impression. Just off the entry, the formal dining room offers a comfortable setting for family dinners or hosting guests. The kitchen features warm wood cabinetry, granite countertops, stainless steel appliances, a central island, and a pantry, with an adjoining breakfast nook that opens directly to the backyard deck.

The living room is filled with natural light and features soaring vaulted ceilings, hardwood flooring, a gas fireplace, and an impressive arched window overlooking the backyard. It is a comfortable, inviting space for everyday living, quiet evenings, or gathering with family and friends.

The main floor includes two bedrooms, two full bathrooms, and convenient laundry. The primary bedroom offers a walk-in closet and a private four-piece ensuite with a jetted soaker tub, separate shower, extended double vanity, and vaulted ceiling. A second bedroom and additional four-piece bathroom provide flexibility for guests, family, or a home office.

The finished basement expands the living space with a large recreation room, second fireplace, wet bar, third bedroom, den, full four-piece bathroom, and excellent storage. Whether used for movie nights, hobbies, fitness, guests, or extended family visits, the lower level gives the home valuable versatility and room to grow.

Outside, the private backyard offers mature trees, a large deck, lower patio area, and fire pit seating space, creating an inviting setting for summer evenings and relaxed outdoor living. A double attached garage and interlocking stone front driveway provide excellent parking and everyday convenience. This is a wonderful opportunity to enjoy bungalow living in the established community of Coach Hill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349502
Bedrooms	3
Bathrooms	3
Year Built	2000
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,710 sq. ft.
Main Level Finished Area:	1,710 sq. ft.
Below Grade Finished Area:	1,615 sq. ft.
Acreage:	No
Lot Area:	5,930 sq. ft.
Lot Frontage:	41'10"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	2000 (Age: 26)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	0010643
Heating:	Forced Air
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Front Drive, Interlocking Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level, Sink
City Quadrant:	Southwest
Community:	Coach Hill
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 17' × 14'11" ·
Main Floor	Dining Room · 12'11" × 10'3" ·
Main Floor	Kitchen · 10'2" × 9' ·
Main Floor	Breakfast Nook · 10'11" × 9' ·

Main Floor	Bedroom - Primary · 16'1" × 11'11" ·
Main Floor	Bedroom · 16'2" × 10'8" ·
Main Floor	Laundry · 8'6" × 6'2" ·
Main Floor	Foyer · 13'5" × 10'4" ·
Basement	Game Room · 31'10" × 17'7" ·
Basement	Den · 10'6" × 10'3" ·
Basement	Bedroom · 18'11" × 12'2" ·
Basement	Furnace/Utility Room · 14'8" × 11'3" ·
Basement	Other · 14'8" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Exterior Features:	Fire Pit, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/93-coach-court-sw-calgary-a2349502/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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