

# **\$575,000 - 83 Coach Manor Rise Sw, Calgary**

MLS® #A2212917

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,284 sqft

Residential on 0.08 Acres

Coach Hill, Calgary, Alberta

Welcome to this warm and inviting home in the highly sought-after, family-friendly community of Coach Hill – an excellent opportunity for first-time homebuyers or downsizers looking for comfort, value, and convenience. Enjoy quick access to Bow Trail and Downtown Calgary while living in a peaceful, well-established neighborhood.

Step inside to a spacious main floor featuring a bright and airy living and dining area with gleaming hardwood floors. The beautifully updated kitchen includes ceramic tile flooring, modern light colored cabinetry, a central island, granite countertops with an undermount sink, and modern stainless steel appliances – ideal for both daily living and entertaining guests. And a convenient half bath with access to the back entrance.

Enjoy the sunshine on the deck as this lovely home has a southwest-facing, treed backyard. A magnificent, sprawling tree serves as the focal point, offering a tranquil retreat alongside a serene fire pit space, backing onto a quiet greenbelt – completing the main level.

Upstairs offers a generously sized primary bedroom, a 4-piece bathroom with granite counters, and two additional well-sized bedrooms, perfect for children and guests. The developed basement adds even more living space with a large rec room that can be used as a work out area or create a cozy family room, a spacious home office/den, a laundry area, and a large utility room offering excellent storage.



A lengthy parking pad measuring 60' x 10' suitable for 2 vehicles.

A durable outdoor storage shed is included, providing excellent utility space for gardening tools, sports equipment, or extra storage.

Located just half a block from a children's playground and within walking distance to schools, public transit, off-leash dog park and local amenities – this home is nestled in a safe, welcoming neighborhood that's perfect for families.

Recent upgrade features: roofing (2024), hot water tank (2022), kitchen repainted & cupboards refreshed (2021), new dryer (2025).

Don't wait – book your private showing today and make this wonderful home yours before it's gone!

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212917    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,284       |
| Acres          | 0.08        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 83 Coach Manor Rise Sw |
| Subdivision | Coach Hill             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 1C5 |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Parking Pad, Asphalt |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full, Partially Finished                                                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Greenbelt                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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