

**104, 829 Coach Bluff Crescent SW
Calgary, Alberta**

MLS # A2257022



\$324,800

Division:	Coach Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	938 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	220 Volt Wiring, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Ceiling fan, window coverings - all

We are excited to present this incredibly maintained townhome in established Coach Hill. Very rarely do properties like this become available – almost 1500 square feet of developed living space over three floors in a sought-after, established neighborhood at an attainable price. Boasting separate living and dining areas, two large bedrooms, and an ample-sized 4 piece main bath with soaker tub, this home is perfect for a broad spectrum of buyers. In addition, there is a large recreation/flex space in the basement developed to the same standard as the two upper levels and a huge additional storage and laundry area. The expansive fenced back yard really sets this home apart from other properties like it. Shaded by long-loved trees, the privacy offered here is beautifully unique in a growing area. Within walking distance to highly rated schools, numerous grocery stores, fantastic restaurants and miles of pathways, this home is an attractive choice for savvy homeowners and investors alike. As an extra bonus, both the hot water tank and the furnace have been recently replaced, providing peace of mind for years to come.