

# \$749,900 - 239 Coachwood Crescent Sw, Calgary

MLS® #A2222205

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,098 sqft

Residential on 0.10 Acres

Coach Hill, Calgary, Alberta

This lovingly maintained home is perfect for a young family, nestled in the serene community of Coach Hill, allowing quick access to the mountains and only ten minutes from downtown. The spacious living room has a vaulted ceiling and soaring windows allowing light to pour inside. Step through the French doors and into the formal dining area, ideal for family dinners. The efficient kitchen has been updated with tiled backsplash and painted cabinets and has a view out to the backyard. Everyone will gather in the adjacent family room to watch TV or hang out in front of the cozy gas fireplace. A well laid out main floor mudroom / laundry area connects to the double attached garage as well to a separate side entrance, and contains a sink, which is perfect for washing doggy paws. The loft at the top of the stairs provides the perfect spot to work from home. The large primary bedroom has room for a sitting area, in addition to a large closet and a 4-piece ensuite. Two kid-sized bedrooms and a second full bathroom complete the upper floor.

The fully developed basement offers another 991.38 SF of developed living space including a recreation room, den, bedroom, bathroom, and ample storage. With some creativity, this could be an awesome area to kick back and enjoy. Outside, a patio area provides a seating area to relax and enjoy the landscaping. Conveniently, the RV parking pad allows you to park your RV in your own backyard, ready to load-up and head out to the



mountains! The playground is only a block away and the street is quiet and in the heart of the district away from busy roads. This is a fantastic opportunity. Don't miss out, book your showing today!

Built in 1979

### Essential Information

MLS® #	A2222205
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,098
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	239 Coachwood Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1E7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), French Door, Laminate Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range,

	Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	May 18th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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