

# \$1,039,800 - 5619 Coach Hill Road Sw, Calgary

MLS® #A2236618

**\$1,039,800**

3 Bedroom, 4.00 Bathroom, 2,291 sqft

Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

NEW PRICE â€” MASSIVE REDUCTION and well below the city assessed value! Perched at the end of a quiet cul-de-sac, this beautifully maintained executive two-storey offers unmatched privacy and serenity, with virtually no traffic noise. The home sits beside an expansive green space and enjoys panoramic views of both downtown Calgary and the surrounding cityscapeâ€”a rare blend of natural beauty and urban skyline. Whether it's sunrise over the city or peaceful evenings under the stars, the setting is truly exceptional. Just move in and enjoy! Step inside to a bright formal living room, framed by floor-to-ceiling windows that flood the space with natural light and showcase captivating city views. French doors open to a balconyâ€”perfect for morning coffee or evening reflections. The elegant dining room flows into a warm, well-appointed kitchen featuring honey-hickory cabinetry, granite countertops, stainless steel appliances, a central island, and a charming breakfast nook. The cozy family room invites relaxation, with a fireplace and space above for a large TVâ€”ideal for movie nights. Step out to a private, low-maintenance backyard with a pergola-covered hot tubâ€”your own oasis after a long day. NOTE\* SELLERS HAVE LAID LOVELY NEW SOD IN THE BACKYARD â€” A FUN KID PLACE! The main floor also features a sunlit office, ideal for remote work, and a stylish 2-piece powder room. Upstairs, a peaceful sitting area awaitsâ€”bathed in natural light and again, those views. The



spacious primary suite includes a large walk-in closet and 4-piece ensuite with a deep soaker tub. Two additional bedrooms and a 3-piece bath with walk-in shower complete the upper level, finished with newer plush carpeting. The lower level offers ample space to relax, entertain, or playâ€”complete with a second fireplace and 4-piece bath. Need a fourth bedroom? Easily added. Laundry, utility room, and extra storage round out the space. Enjoy the convenience of an attached double garage with EV charger, plus Gemstone exterior lighting to personalize your home year-round. This lovely and quiet air conditioned homes offers recent upgrades, new this year include: interior paint, asphalt shingles, high-efficiency Napoleon furnace, and A/C unit. Truly move-in ready.

Set at the end of a coveted Coach Hill cul-de-sac, just steps from the Maryam Trailâ€™s scenic walking and biking paths. Quick access to Bow & Sarcee Trails and the West LRT make this a commuterâ€™s dream. Welcome to your next chapterâ€™in one of Calgaryâ€™s most desirable communities.

Built in 2002

### **Essential Information**

MLS® #	A2236618
Price	\$1,039,800
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,291
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	5619 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2A2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive
# of Garages	2

### Interior

Interior Features	Bidet, Ceiling Fan(s), Granite Counters, Kitchen Island, Walk-In Closet(s), Central Vacuum, Vinyl Windows, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings, Central Air Conditioner, Built-In Refrigerator, Electric Range, Freezer, Garburator, Microwave
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Other
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot, Low Maintenance Landscape, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
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Days on Market	49
Zoning	R-CG

## **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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