



GRASSROOTS
REALTY GROUP

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205, 829 Coach Bluff Crescent SW
Calgary, Alberta

MLS # A2324319



\$395,000

Division:	Coach Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	960 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Fireplace(s), Floor Furnace	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 540
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to Coach Hill Meadows, a well-managed condominium community in the highly sought-after neighbourhood of Coach Hill. This beautifully renovated 2-bedroom townhome offers exceptional value with over 1300 sq ft of developed living space. The main level features elegant vinyl plank flooring and a bright kitchen complete with quartz countertops, soft-close cabinetry and stainless-steel appliances. The adjoining dining area flows seamlessly into the inviting living room, highlighted by a corner wood-burning fireplace and a sliding patio door that opens to the west-facing backyard. Upstairs, the spacious primary bedroom easily accommodates a king-size bed and is complemented by a second bedroom and a stunning 5-piece bathroom. The fully developed basement enhances the home's functionality, offering a generous recreation area, a 3-piece bathroom, ample storage and laundry pair. Additional features include an assigned parking stall, visitor parking, and convenient street parking. This pet-friendly complex is ideally located close to schools, shopping, dining, transit, walking/biking paths, and major roadways—including the ring road—ensuring an efficient commute in any direction. Book your private showing today!