

\$530,000 - 91 Coach Manor Rise Sw, Calgary

MLS® #A2240692

\$530,000

3 Bedroom, 2.00 Bathroom, 1,295 sqft

Residential on 0.08 Acres

Coach Hill, Calgary, Alberta

JUST LISTED in COACH HILL! ORIGINAL OWNERS in this fully finished 2 storey located on a QUIET CUL-DE-SAC, BACKING GREENSPACE, PRIVATE SW FACING BACKYARD, and SUNSET VIEWS! Huge opportunity to get into a DETACHED HOME in Calgary's prestigious WEST DISTRICT. Steps to the OFF-LEASH dog park. Amazing floor plan - living room with wood burning fireplace and huge windows, separate dining area, kitchen and nook overlooking the greenspace. Spindle railing leads to the upper level where you'll find 3 good sized bedrooms, including the KING SIZE PRIMARY, and 3 PCE bathroom with CUSTOM TILED SHOWER. The lower level is partially finished with laundry and electrical, and the potential to add a good sized recreation room, bedroom, and bathroom. The parking pad is long enough to fit a full sized recreational vehicle. So many extras in this home - NEWER ROOF (2021), NEWER WATER HEATER (2022), engineered hardwood flooring, landscaped beautifully with MATURE TREES, large deck, garden shed, the list goes on and on. This is an amazing opportunity to get into Calgary's WEST DISTRICT BACKING GREENSPACE! Request your showing today as this property is priced to sell at \$530,000 and will not last long!

Built in 1978

Essential Information



MLS® #	A2240692
Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,295
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Coach Manor Rise Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C5

Amenities

Parking Spaces	3
Parking	Oversized, Parking Pad, RV Access/Parking, Paved

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Views, Environmental Reserve, Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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