

# \$575,000 - 83 Coach Manor Rise Sw, Calgary

MLS® #A2212917

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,284 sqft  
Residential on 0.08 Acres

Coach Hill, Calgary, Alberta

Welcome to this warm and inviting home in the highly sought-after, family-friendly community of Coach Hill – an excellent opportunity for first-time homebuyers or downsizers looking for comfort, value, and convenience. Enjoy quick access to Bow Trail and Downtown Calgary while living in a peaceful, well-established neighborhood.

Step inside to a spacious main floor featuring a bright and airy living and dining area with gleaming hardwood floors. The beautifully updated kitchen includes ceramic tile flooring, modern light colored cabinetry, a central island, granite countertops with an undermount sink, and modern stainless steel appliances – ideal for both daily living and entertaining guests. And a convenient half bath with access to the back entrance.

Enjoy the sunshine on the deck as this lovely home has a southwest-facing, treed backyard. A magnificent, sprawling tree serves as the focal point, offering a tranquil retreat alongside a serene fire pit space, backing onto a quiet greenbelt – completing the main level.

Upstairs offers a generously sized primary bedroom, a 4-piece bathroom with granite counters, and two additional well-sized bedrooms, perfect for children and guests. The developed basement adds even more living space with a large rec room that can be used as a work out area or create a cozy family room, a spacious home office/den, a laundry area, and a large utility room offering excellent storage.



A lengthy parking pad measuring 60' x 10' suitable for 2 vehicles.

A durable outdoor storage shed is included, providing excellent utility space for gardening tools, sports equipment, or extra storage.

Located just half a block from a children's playground and within walking distance to schools, public transit, off-leash dog park and local amenities this home is nestled in a safe, welcoming neighborhood that's perfect for families.

Recent upgrade features: roofing (2024), hot water tank (2022), kitchen repainted & cupboards refreshed (2021), new dryer (2025).

Don't wait book your private showing today and make this wonderful home yours before it's gone!

Built in 1978

### Essential Information

MLS® #	A2212917
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,284
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Coach Manor Rise Sw
Subdivision	Coach Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C5

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Asphalt

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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