

# \$550,000 - 13, 828 Coach Bluff Crescent Sw, Calgary

MLS® #A2236663

**\$550,000**

3 Bedroom, 3.00 Bathroom, 1,412 sqft  
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

OPEN HOUSE July 26 from noon to 2pm!  
Welcome to Coach Bluff Villas, where mountain-inspired living meets city convenience. Originally designed for Calgary's Olympic era, this Canmore-style townhouse is unlike anything else in the city. Tucked away on a quiet cul-de-sac and surrounded by mature evergreens, it feels like an alpine retreat the moment you arrive. Step inside to soaring vaulted ceilings, massive windows flooding the space with natural light, and wood accents that create an authentic chalet ambiance. The spacious main floor is perfect for entertaining, featuring an open concept kitchen, dining area, and a living room with a statement fireplace that anchors the home in rustic charm. Upstairs, your master retreat includes a private lofted sitting area and ensuite, while additional bedrooms offer versatility for family, guests, or a dedicated office with custom bookshelves finishing off the upper room. Relax on one of your two private decks, unwind in the built-in sauna after a long day, or host friends in the fully developed basement with your custom built wet bar along with built in bookshelves and entertainment stand situated around a cozy fireplace. Enjoy quick access to downtown, nearby parks, and an easy escape to the mountains, all while living in one of Calgary's most unique and storied complexes. Come experience the mountain villa life without leaving the city. With only 19 of these ever



built, and the finishings in this one making it a gem of the complex, it won't last long!

Built in 1978

### **Essential Information**

MLS® #	A2236663
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,412
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	13, 828 Coach Bluff Crescent Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1A8

### **Amenities**

Amenities	Visitor Parking, Park
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Vaulted Ceiling(s), Bar, Bookcases, Sauna, Skylight(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Electric Cooktop, Oven

Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mantle, Wood Burning, Basement, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Backs on to Park/Green Space, Cul-De-Sac, Many Trees, No Neighbours Behind
Roof	Cedar Shake
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	M-C1 d38

## Listing Details

Listing Office	eXp Realty
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