

# \$329,900 - 201, 829 Coach Bluff Crescent Sw, Calgary

MLS® #A2260118

**\$329,900**

2 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this bright and spacious two bedroom, two bathroom townhome located in the desirable community of Coach Hill in Southwest Calgary. This well-maintained home offers a functional layout with a comfortable main living area and large windows that fill the space with natural light. The kitchen is thoughtfully designed with plenty of cabinetry and flows into a dining area that opens onto your private deck, perfect for relaxing or entertaining.

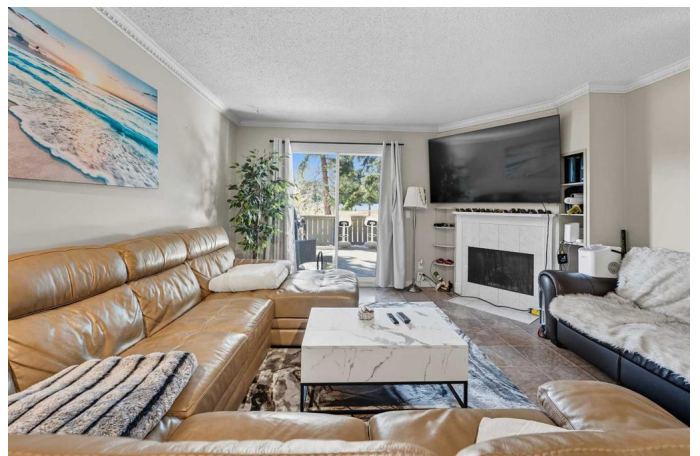
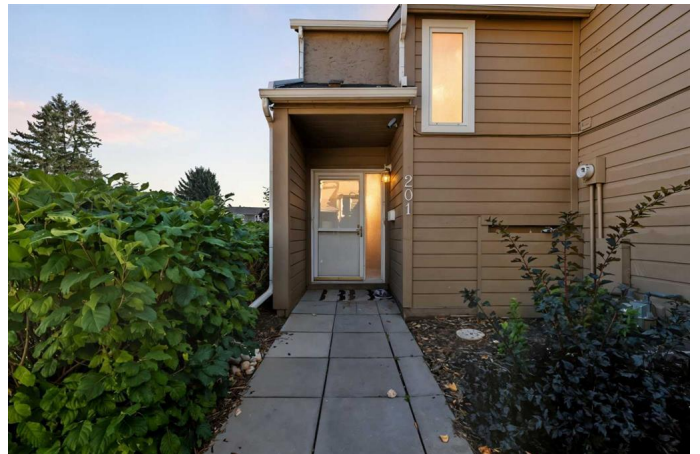
Upstairs youâ€™ll find two generously sized bedrooms and a full bathroom. The fully developed basement provides additional living space, ideal for a family room, home office, or fitness area. Added convenience comes with in-suite laundry and ample storage throughout.

Situated in a quiet, well-kept complex with easy access to schools, parks, shopping, and major roadways, this townhome combines comfort and convenience in a sought-after SW location.

Built in 1977

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2260118  |
| Price     | \$329,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 997           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 201, 829 Coach Bluff Crescent Sw |
| Subdivision | Coach Hill                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H1B1                           |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | None, Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Off Street, Stall                     |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Level, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                 |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 29                   |
| Zoning         | M-C1 d38             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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