

# \$749,000 - 47 Coach Manor Terrace Sw, Calgary

MLS® #A2233985

**\$749,000**

3 Bedroom, 3.00 Bathroom, 1,719 sqft  
Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

Tucked away on a quiet street in the family-friendly community of Coach Hill, 47 Coach Manor Terrace offers privacy and great views. The large front entry leads to the living room with dramatic vaulted ceilings and cozy gas fireplace. Patio doors lead you to the deck, with views of the tree lined street and the downtown. The second level has a versatile flex space suitable for formal dining, office or play space. The kitchen features stainless steel appliances, good storage and functional work space. Adjacent to the kitchen is a dining room with a wood-burning fireplace. A conveniently located laundry room and half bath complete this level. Vinyl plank flooring flows throughout the living areas. From the kitchen, step outside to a calm, South-facing backyard. New terraced perennial beds and a freshly stained deck create a tranquil retreat, while trees offer added privacy. Upstairs, the primary bedroom overlooks the backyard. The ensuite features a granite topped vanity, walk-in shower, and in-floor heating. Two secondary bedrooms have good storage and more views. The main 4 piece bath has new fixtures and lighting. The lower level was opened up to create a more spacious family room complete with new carpet and smart lighting. The oversize garage is conveniently located just steps from the family room. Insulated and drywalled, there is a gas rough in for heat. This meticulously maintained home has undergone numerous upgrades in the last 4



years including new lighting, baseboards, casings, new garage door, custom window coverings, and paint. The furnace, hot water tank, and roof are newer. This special Coach Hill property offers a wonderful location surrounded by green space, parks and bike paths with great access to downtown and the mountains.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2233985      |
| Price          | \$749,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,719         |
| Acres          | 0.09          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 47 Coach Manor Terrace Sw |
| Subdivision | Coach Hill                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 1C9                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows, Laminate Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Metal Siding, Stone, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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