# \$699,900 - 76 Coach Manor Rise Sw, Calgary

MLS® #A2250426

## \$699,900

4 Bedroom, 3.00 Bathroom, 1,789 sqft Residential on 0.08 Acres

Coach Hill, Calgary, Alberta

DESIRABLE SW LOCATION CLOSE TO DT | 1 BEDROOM ILLEGAL SUITE WITH PRIVATE ENTRANCE | SEPARATE LAUNDRY | MOVE-IN READY | WOOD-BURNING FIREPLACE | SPACIOUS PRIMARY BEDROOM WITH AN ENSUITE. Set in the sought-after community of Coach Hill, this spacious 4-level split offers a move-in ready opportunity with flexible living options. A separate entrance leads to a 1 bedroom illegal suite, creating wonderful potential for multi-generational families or investors. Open to each other the living and dining rooms are perfect for entertaining with tons of natural light and extra pot lights to illuminate your evenings. Adjacently, the kitchen features abundant cabinet and counter space, stainless steel appliances, tile backsplash and charming wainscotting inspiring culinary creativity. The spacious primary bedroom on the upper level includes its own private 2 piece ensuite, 2 additional well-sized bedrooms and a 4 piece bathroom complete this level. The lower level enhances everyday function for the main household with a large family room anchored by a full-height brick wood-burning fireplace, creating a cozy setting for gatherings. A direct door from this room opens to the backyard extending the living area to the outdoors encouraging casual barbeques and time spent unwinding on the large patio. This entire family room space belongs to the upper levels and is enclosed for privacy. On the opposite side of the dividing wall, the 1 bedroom illegal suite







begins with its own hallway that also leads to the yard, along with a spacious bedroom and a full 4 piece bathroom. The basement level offers a full kitchen, separate laundry and generous open-plan layout providing both a family room and dining area. This space is brightened by large windows. With its private entry, yard access, bedroom, bathroom and full lower level, the illegal suite provides a self-contained layout well suited for extended family living. A front driveway leads to a covered carport, ensuring ample off-street parking. Coach Hill is a well-connected southwest community with excellent access to Winsport and the mountains for weekend adventures. Nearby hospitals, the University of Calgary, Edworthy Park, shopping and restaurants add everyday convenience. The C-Train station and major routes make commuting across the city simple. This home blends a desirable location, thoughtful updates and a flexible design to support a wide range of living needs.

#### Built in 1978

#### **Essential Information**

MLS® # A2250426 Price \$699,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,789

Acres 0.08

Year Built 1978

Type Residential Sub-Type Detached

Style 4 Level Split

Status Active

## **Community Information**

Address 76 Coach Manor Rise Sw

Subdivision Coach Hill

City Calgary
County Calgary
Province Alberta
Postal Code T3H 1C4

#### **Amenities**

Parking Spaces 2

Parking Covered, Carport, Driveway

#### Interior

Interior Features Built-in Features, Recessed Lighting, Separate Entrance, Soaking Tub,

Storage

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction Brick, Wood Frame, Metal Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 26th, 2025

Days on Market 51

Zoning R-CG

## **Listing Details**

Listing Office LPT Realty

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