

# \$867,000 - 355 Coach Ridge Rise Sw, Calgary

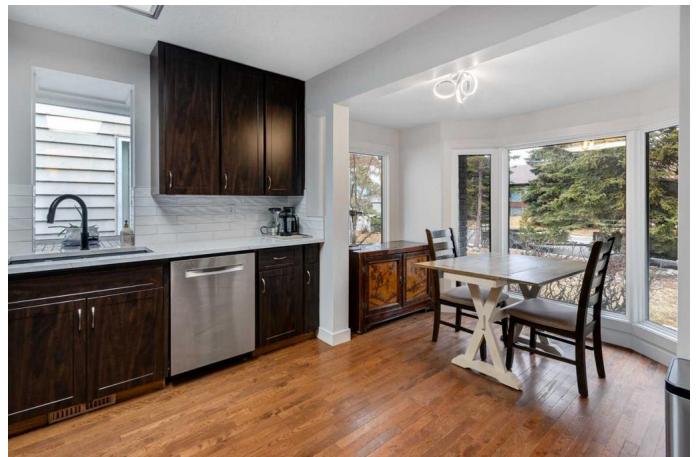
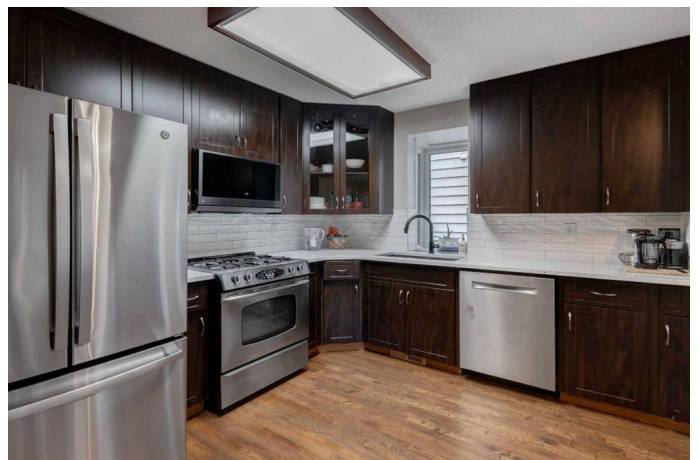
MLS® #A2203578

**\$867,000**

4 Bedroom, 3.00 Bathroom, 1,355 sqft  
Residential on 0.13 Acres

Coach Hill, Calgary, Alberta

Open House - Saturday May 24th from 2:00 - 4:00 pm. Welcome to this beautifully updated 4-bedroom, 3-bathroom bungalow nestled on a quiet street in sought-after Coach Hill. This home offers a bright, open-concept layout featuring a stylish kitchen with quartz countertops, stainless steel appliances, abundant cabinetry & a convenient kitchen nook with updated bay window. The sunken living room is filled with natural light & showcases a striking floor-to-ceiling river rock fireplace & vaulted ceiling. Imagine curling up with a good book! Host dinner parties with friends & family in the spacious formal dining room. The main floor includes a spacious primary bedroom with a 3-piece ensuite, two additional bedrooms & a 4-piece bathroom with jetted jacuzzi Swirlpool tub. Downstairs, the fully finished walk-out basement provides a generous family room, a fourth bedroom, a beautifully renovated 3-piece bathroom with a steam shower & laundry room. Enjoy carpet-free living with original hardwood on the main & luxury vinyl plank flooring down & heated floors in the ensuite & basement bath for added comfort. Recent upgrades include: new LVP in basement & on stairs, all new triple-pane windows & patio doors, renovated bathrooms, new interior doors, A/C, new furnace & hot water tank (2016), fresh interior & exterior paint, new cedar top on the upper deck, upgraded deck railing, some updated appliances, upgraded attic insulation. The large, south-facing backyard is fully



landscaped & features an upper deck perfect for outdoor entertaining. A double attached garage (tandem) completes this incredible package. This amazing location is across the street from a playground, walking distance to great schools, shopping & coffee shops & is only a 15 minute drive to downtown. Connect to the bike paths from nearby Edworthy Park or head West to the mountains. Move-in ready & loaded with value don't miss your chance to own this exceptional home!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203578    |
| Price          | \$867,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,355       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 355 Coach Ridge Rise Sw |
| Subdivision | Coach Hill              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 1E9                 |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Lawn, Pie Shaped Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Wood Frame, Wood Siding                          |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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