



**13, 828 Coach Bluff Crescent SW
Calgary, Alberta**

MLS # A2293433



\$575,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,405 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, M		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 791
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, No Smoking Home, Sauna, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Ever wish you could live somewhere that feels like Canmore or Banff, yet still be minutes from downtown Calgary? Welcome to Coach Bluff Villas in desirable Coach Hill. Inspired by Calgary's Olympic-era architecture, this rare chalet-style townhouse community was designed to capture the feeling of a mountain retreat in the city. With only 19 units ever built, opportunities to own here are extremely limited. Inside, soaring vaulted ceilings, expansive windows, and warm wood accents create a bright alpine-lodge atmosphere. The main floor features an open kitchen and dining area that flows into the living room, anchored by a cozy wood-burning fireplace. Upstairs offers three bedrooms and two and a half bathrooms, including a unique lofted primary retreat ideal for a reading nook, office, or quiet sitting space. Recent updates by the current owner add modern touches while preserving the home's character, including new lighting throughout most of the home, updated kitchen and bathroom faucets, a new Forno refrigerator and dishwasher, and luxury vinyl plank flooring across the entire second level. With two private decks you're surrounded by mature trees and mountain-inspired architecture, creating a peaceful outdoor space that truly feels like a chalet getaway. After a long day, unwind in the built-in sauna or entertain in the fully developed basement complete with wet bar and second fireplace. Located in one of Calgary's most established west-side communities, Coach Hill offers quiet streets, mature trees, and exceptional access. Just 15 minutes to downtown Calgary, with easy access to Bow Trail and Stoney Trail, close to excellent schools, and minutes from West Springs and Aspen Landing shopping. Homes in Coach Bluff Villas rarely come to market. If you've been searching for a home that blends mountain retreat charm with urban

convenience, this is a rare opportunity.