

\$650,000 - 76 Coach Manor Rise Sw, Calgary

MLS® #A2250426

\$650,000

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 wainscoting 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	\$650,000
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	Carport, Covered, 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, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	68
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.