



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**829 COACH BLUFF Crescent #1203, Calgary T3H 1B1**

MLS® #: **A2194359**

Area: **Coach Hill**

Listing Date: **02/13/25**

List Price: **\$429,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1977**

Finished Floor Area

Abv Sqft: **951**  
Low Sqft:  
Ttl Sqft: **951**

DOM

**9**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Level, No Neighbours Behind**  
Park Feat: **Assigned, Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete, Wood Frame**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**  
Int Feat: **Kitchen Island, Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`1" x 7`2"
Living Room	Main	14`6" x 13`5"
Bedroom	Upper	11`3" x 8`2"
2pc Bathroom	Basement	6`2" x 4`4"
Game Room	Basement	13`9" x 15`6"

Room	Level	Dimensions
Kitchen	Main	11`1" x 12`7"
4pc Bathroom	Upper	7`9" x 7`7"
Bedroom - Primary	Upper	12`3" x 11`0"
Hall	Basement	4`4" x 13`3"

Legal/Tax/Financial

Condo Fee:  
**\$527**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7810758**

Remarks

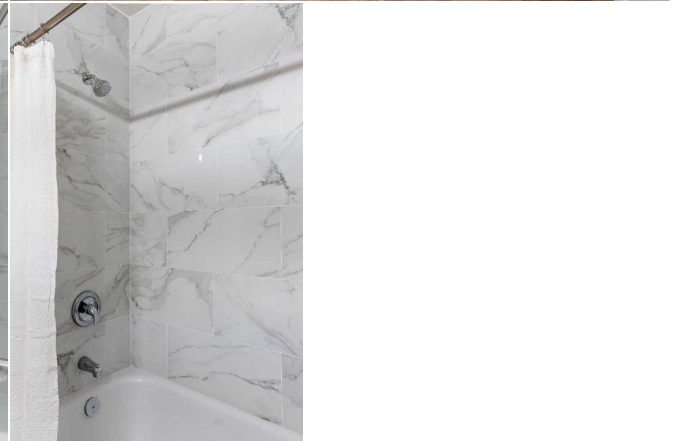
Pub Rmks: **Charming 2-Bed, 1.5-Bath Townhome in Coach Hill. Discover this beautifully updated townhome in the desirable community of Coach Hill! Featuring 2 bedrooms and 1.5 baths, this home boasts a newly developed basement with a spacious half bathroom, offering additional living space for entertainment or relaxation. The brand-new kitchen is a showstopper, complete with quartz countertops, a spacious kitchen island, and modern finishes—perfect for celebrations and family gatherings. Enjoy the warmth of new floors throughout, adding a fresh and contemporary touch. A great community to raise your family, close to shopping and other amenities. Easy access to major roads. This outstanding home will have you at “Hello!” \*\*\*VIRTUAL TOUR AVAILABLE\*\*\***

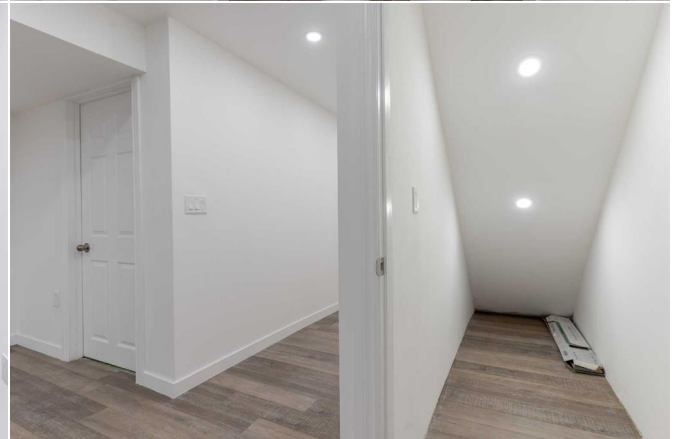
Inclusions:  
Property Listed By: **NONE**  
**Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



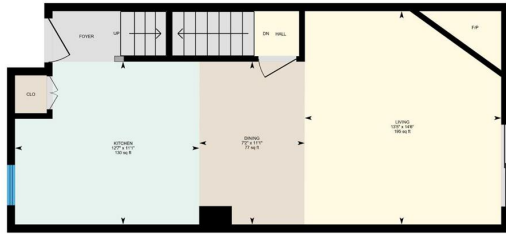






1203-829 Coach Bluff Crescent SW, Calgary, AB

1st Floor Exterior Area 523.85 sq ft



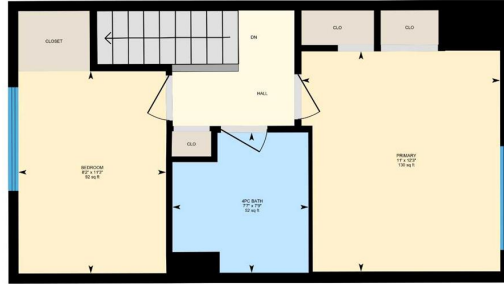
PREPARED: 2025/02/13



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1203-829 Coach Bluff Crescent SW, Calgary, AB

2nd Floor Exterior Area 434.80 sq ft



PREPARED: 2025/02/13



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1203-829 Coach Bluff Crescent SW, Calgary, AB

Basement (Below Grade) Exterior Area 482.00 sq ft



PREPARED: 2025/02/13



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.