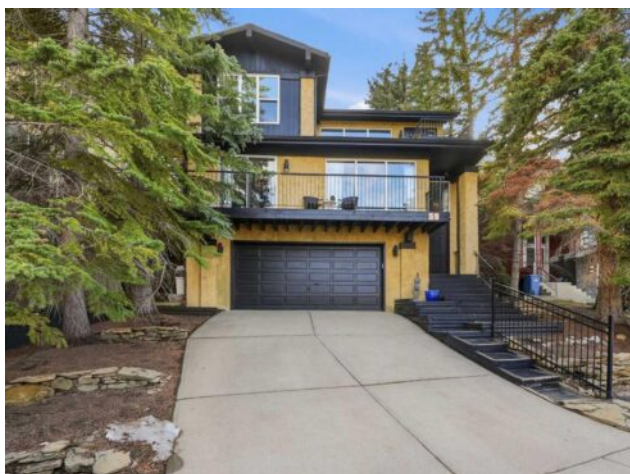


## 39 Coach Manor Terrace SW Calgary, Alberta

MLS # A2306773



# \$869,900

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, Private, Secluded, Sloped Down, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Perched in the established community of Coach Hill, this elevated home offers space, flexibility, and a setting that's hard to find. With over 2,100 sq ft above grade, the multi-level layout gives you a great balance between open living and defined spaces. Vaulted ceilings and large windows bring in plenty of natural light, while the hardwood floors and statement staircase add character throughout. The main living area connects easily to the dining space, making it great for both everyday living and hosting. The kitchen is practical and well laid out, with granite countertops, stainless steel appliances, ample storage, and a raised eating bar that naturally becomes a gathering spot. Upstairs, the primary bedroom is bright and comfortable, complete with a walk-through closet and ensuite. The additional bedrooms are generously sized and work well for kids, guests, or a home office. The renovated bathroom adds a clean, updated feel. This home gives you options. Multiple living areas mean space for a family room, play area, or quiet work-from-home setup. The lower level rec room with fireplace is a standout, perfect for relaxing or movie nights. Outside is where this home really stands out. The elevated lot adds privacy and a sense of openness, while the tiered backyard and large deck are set up for real use. Whether it's hosting friends, letting the kids play, or just enjoying a quiet evening, this space delivers. Coach Hill is known for its mature trees, quiet streets, and quick access to downtown Calgary. You're minutes from parks, pathways, schools, and nearby amenities, making it a great fit for both families and professionals who want convenience without giving up space and privacy. Set on a quiet street in one of Calgary's established west-side communities, this is a well-rounded home in a location that continues to be in demand.