

# \$889,900 - 4 Coach Ridge Close Sw, Calgary

MLS® #A2245880

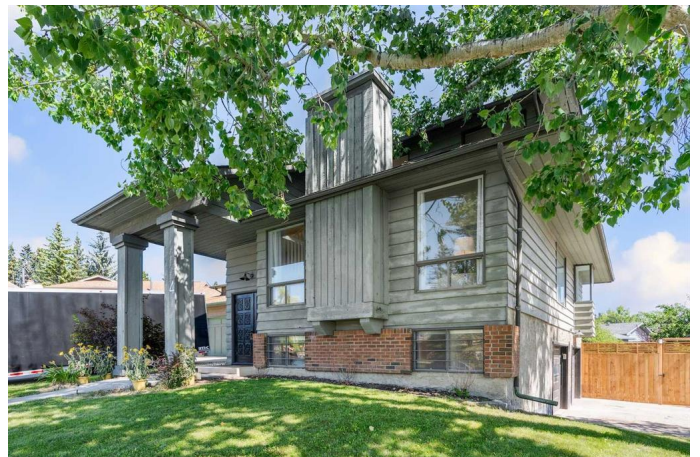
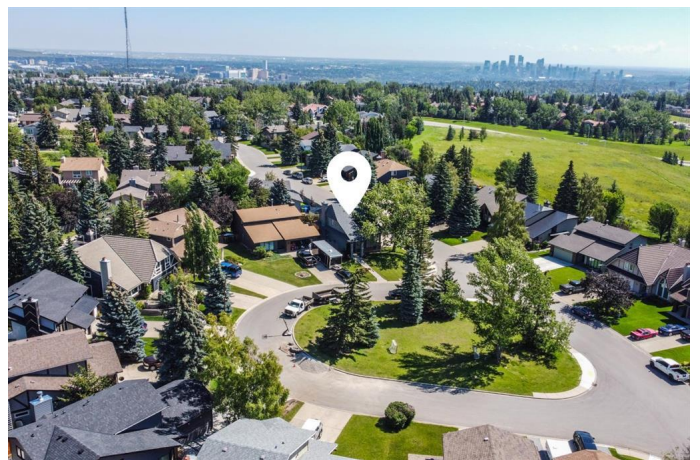
**\$889,900**

4 Bedroom, 4.00 Bathroom, 1,780 sqft

Residential on 0.13 Acres

Coach Hill, Calgary, Alberta

Discover 4 Coach Ridge Close SW; A beautifully renovated home on a large corner lot, perfectly situated across from a park on a court quiet. Here are 5 things we LOVE about this home (and we're sure you will too): 1. A MATURE, FAMILY-FRIENDLY COMMUNITY: Coach Hill is one of Calgary's most beloved Westside neighbourhoods. Residents enjoy wide, tree-lined streets, numerous parks and playgrounds and a variety of housing styles to suit every lifestyle and budget. Commuting Downtown or heading to the mountains is a breeze with quick access to the Stoney Trail Ring Road, Bow Trail, Sarcee Trail, and Old Banff Coach Road as well as the 69th Street SW LRT station. You're nearly surrounded by amenities, from the restaurants, shopping, and professional services along 85th Street to Strathcona Square and Cougar Ridge Plaza. 2. ROOM TO LIVE + GROW: With over 2,200 sq. ft. of living space, 4 bedrooms, 3.5 bathrooms, 2 living areas, and an incredible backyard, this is truly a full-size home! From the moment you step inside, you'll notice the perfectly proportioned rooms that easily accommodate your furnishings and are filled with natural light all day long. At the heart of the home is the beautifully updated kitchen, featuring a stainless steel appliance package, granite counters, undermount lighting, and plenty of work and storage space. It opens seamlessly to the family room, making it perfect for both everyday living and



entertaining. In the warmer months, the two-tier deck and backyard become a natural extension of your living space. Upstairs, the primary suite offers an updated 3-piece ensuite, a walk-in closet, and a secondary closet, while two additional bedrooms share an updated 4-piece bathroom. The basement provides a private guest suite or a perfect teenage retreat with its own 4-piece ensuite, storage and access to the oversized attached double garage.

3. THAT MAIN FLOOR: From the formal front living room to the welcoming family room that opens onto the two-tier deck, this home is made for both entertaining and everyday living. The oversized dining room and beautifully renovated kitchen complete the picture making the main floor a showstopper.

4. OUTDOOR LIVING: As lot sizes shrink across the city, this oversized corner lot is a breath of fresh air! The expansive two-tier deck offers a massive entertaining area and flows into a well-proportioned backyard with plenty of room to kick a ball, let the dog run or even add a playhouse or RV parking pad.

5. CHARM TO SPARE: Forget cookie-cutter homes! This home itâ€™s packed with style and character. The lofty living room feels reminiscent of a ski chalet, with vaulted ceilings and a gorgeous wood-burning fireplace with a slate hearth. Elegant solid wood sliding French doors open onto your outdoor living space, while crisp white paint and wide-plank white oak flooring on the main floor create a bright, airy atmosphere. While the backyard is waiting for your move-in BBQ.

Built in 1979

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2245880  |
| Price    | \$889,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,780       |
| Acres          | 0.13        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4 Coach Ridge Close Sw |
| Subdivision | Coach Hill             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 1J1                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                        |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Corner Lot, Rectangular Lot |
| Roof            | Asphalt                     |
| Construction    | Brick, Cedar, Wood Frame    |
| Foundation      | Poured Concrete             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 22               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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