

227 Coachwood Crescent SW
Calgary, Alberta

MLS # A2293769



\$769,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,758 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Lawn, Pie Shaped Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Wet Bar		

Inclusions: Hot Tub, primary bedroom TV & Wall mount

Move-in ready and well cared for, this Coach Hill home is also a great opportunity for someone looking to add their own cosmetic updates over time. Located close to the core while still tucked away from the noise, the home was built in 1980 and features distinctive design elements that still work well for modern living. The vaulted ceiling in the living room is the standout feature, paired with tall west-facing windows that bring in plenty of natural light. Mature trees provide privacy and help shade the home during hot summer afternoons. Some main level windows and patio door were upgraded in 2023, and the exterior was repainted in 2022. The main floor offers well-defined living spaces while still maintaining an open feel. The dining area flows naturally into the vaulted living room, creating a great space for gathering. At the back of the home, the kitchen and family room have a cozy feel with a fireplace, wet bar, and easy access to the large back deck with built-in hot tub. The kitchen has been thoughtfully updated over the years and includes a newer stove (2021) and dishwasher (2022). A natural gas line makes BBQ season easy. The upper level includes three bedrooms, and the spacious stair landing offers enough room for a small office or reading nook. The backyard also offers space for additional vehicle parking or RV storage. Mechanical updates include central air conditioning (2020), garage door and opener (2019), a new hot water tank (2025), and a high-efficiency furnace with humidifier installed in 2025 with ducts cleaned the same year. Additional features include a garburator and a fireplace log lighter. A great opportunity for buyers looking for a home with character, solid upgrades, and an opportunity to make cosmetic upgrades over time.