

# **\$867,000 - 355 Coach Ridge Rise Sw, Calgary**

MLS® #A2203578

**\$867,000**

4 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.13 Acres

Coach Hill, Calgary, Alberta

Welcome to this beautifully updated 4-bedroom, 3-bathroom bungalow nestled on a quiet street in sought-after Coach Hill. This home offers a bright, open-concept layout featuring a stylish kitchen with quartz countertops, stainless steel appliances, abundant cabinetry & a convenient kitchen nook with updated bay window. The sunken living room is filled with natural light & showcases a striking floor-to-ceiling river rock fireplace & vaulted ceiling. Imagine curling up with a good book! Host dinner parties with friends & family in the spacious formal dining room. The main floor includes a spacious primary bedroom with a 3-piece ensuite, two additional bedrooms & a 4-piece bathroom with jetted jacuzzi Swirlpool tub. Downstairs, the fully finished walk-out basement provides a generous family room, a fourth bedroom, a beautifully renovated 3-piece bathroom with a steam shower & laundry room. Enjoy carpet-free living with original hardwood on the main & luxury vinyl plank flooring down & heated floors in the ensuite & basement bath for added comfort. Recent upgrades include: new LVP in basement & on stairs, all new triple-pane windows & patio doors, renovated bathrooms, new interior doors, A/C, new furnace & hot water tank (2016), fresh interior & exterior paint, new cedar top on the upper deck, upgraded deck railing, some updated appliances, upgraded attic insulation. The large, south-facing backyard is fully landscaped & features an upper deck perfect



for outdoor entertaining. A double attached garage (tandem) completes this incredible package. This amazing location is across the street from a playground, walking distance to great schools, shopping & coffee shops & is only a 15 minute drive to downtown. Connect to the bike paths from nearby Edworthy Park or head West to the mountains. Move-in ready & loaded with value â€” donâ€™t miss your chance to own this exceptional home!

Built in 1979

### Essential Information

MLS® #	A2203578
Price	\$867,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,355
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	355 Coach Ridge Rise Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1E9

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

## Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Central Air Conditioner, Garage Control(s), Gas Stove, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Lawn, Pie Shaped Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.