

# \$725,000 - 76 Coach Gate Way Sw, Calgary

MLS® #A2212710

## \$725,000

3 Bedroom, 2.00 Bathroom, 1,340 sqft  
Residential on 0.19 Acres

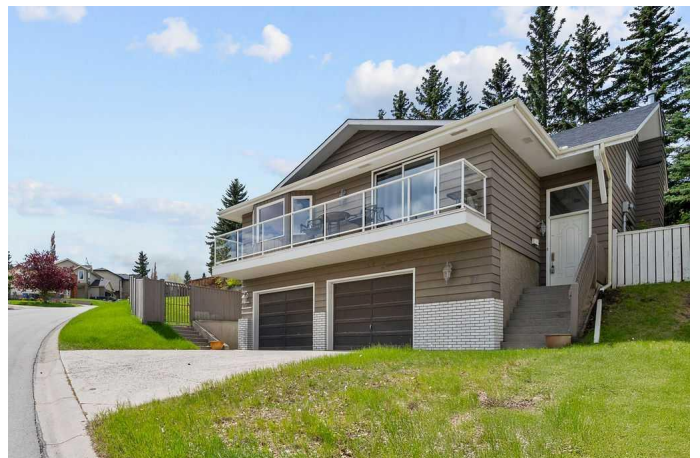
Coach Hill, Calgary, Alberta

Great family home with superb location and a huge lot that possibly can accommodate another dwelling on this lot. This home shows pride of ownership and maintenance. This home is vacant and a quick possession is possible. Features of this home include, oversized double attached garage, view, high end appliances with gas stove, brand new microwave/hood fan, new kitchen tap,, gas fireplace, newer shingles, (2024), High efficient furnace, bedroom wall air conditioner, the list goes on! This is an incredibly quiet and upscale neighborhood, Vacuum system and sprinkler system in as is condition. Priced to sell !!!!!!!!!!!

Built in 1985

### Essential Information

MLS® #	A2212710
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,340
Acres	0.19
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active



## Community Information

Address	76 Coach Gate Way Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Z7

## Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Irregular Lot, Landscaped, See Remarks, Underground Sprinklers
Roof	Asphalt
Construction	Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	10
Zoning	sr

## Listing Details

Listing Office

RE/MAX Landan Real Estate

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