

# \$895,000 - 367 Coach Ridge Rise Sw, Calgary

MLS® #A2240771

**\$895,000**

3 Bedroom, 3.00 Bathroom, 1,791 sqft  
Residential on 0.11 Acres

Coach Hill, Calgary, Alberta

Welcome to Coach Hill â€” one of Calgaryâ€™s most established and sought-after west-end communities. And right here is a home thatâ€™s about to make your heart skip a beat.

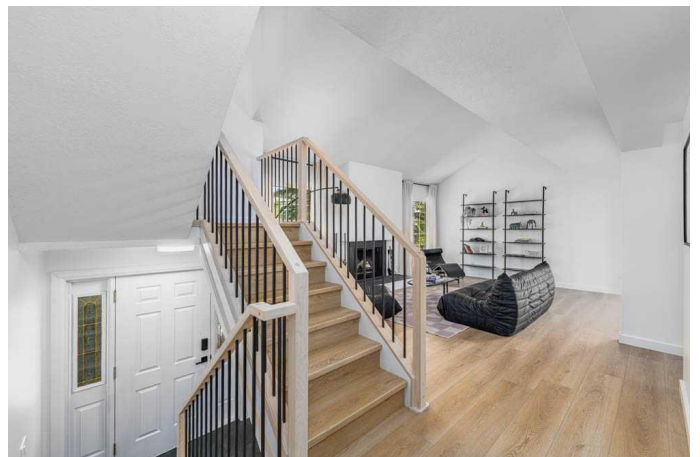
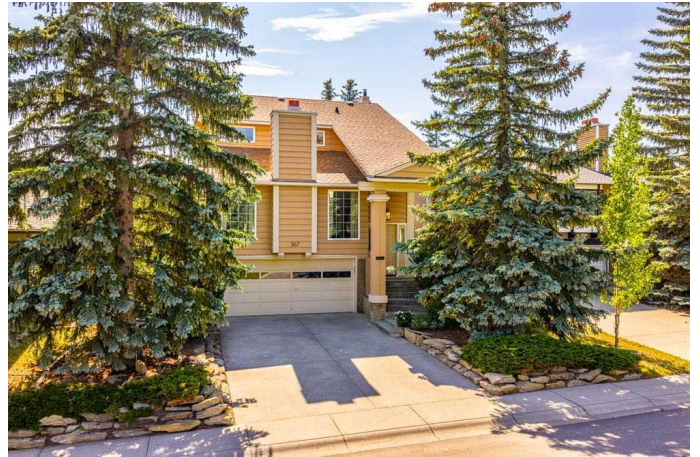
This isnâ€™t your average listing. This is a fully renovated, design-forward home sitting on one of the most desirable streets in the area â€” right across from a playground, with over 2,200 square feet of meticulously finished living space.

Coach Hill is known for its mature trees, quiet streets, unbeatable access to downtown, the mountains and top-rated schools. It's that rare balance of city convenience and peaceful suburban charm. Homes here donâ€™t last long, especially when they look like this.

Step inside and youâ€™ll immediately notice how this home feels different. The layout is unique, yet effortlessly functional, with natural light streaming in, warming up the entire main floor.

Relax by the wood-burning fireplace in the front living room, now updated with a contemporary surround and a reimagined flow thanks to the removed step and sleek modern trim.

The kitchen? Itâ€™s a showstopper. Think two-tone cabinetry in black and oak, leathered



granite countertops, a built-in microwave/air fryer combo, under-cabinet LED lighting, and a stunning black textural backsplash that ties it all together.

Every appliance is newer â€” and yes, thatâ€™s a Café counter-depth fridge for that seamless, built-in look.

This is the kind of kitchen that inspires dinner parties, wine nights, or simply that perfect cup of coffee in the morning.

Off the kitchen, the family room was upgraded with a custom built-in bar, complete with wine fridge, extended backsplash, and sleek shelving. And when the evening calls, step out onto your west-facing deck overlooking a private backyard, featuring a water feature â€” ready for summer enjoyment.

Downstairs, the fully developed lower level offers a spacious rec room, custom built-ins, laundry area with a newer washer/dryer and sink, and direct access from the garage, which includes a custom-built workbench and ample storage.

Head up the brand new maple and black iron staircase, a design element thatâ€™s as bold as it is beautiful, and youâ€™ll find three bedrooms and two full baths, all beautifully updated. The primary ensuite feels like a spa retreat, with a frameless glass shower, dual sinks, and calming finishes.

Even the kidsâ€™ closets are custom built, and every bathroom in the home? Designed with intention, elegance, and practicality â€” from the wallpaper to the tile work.

Letâ€™s recap:

â€” All newer windows on main and upper floors

- Newer furnace, hot water tank, and vacuum system
- Smart thermostat, modern Kuzco designer lighting
- Waterproof LVP flooring throughout
- Fresh paint, new trim, custom storage everywhere

This home doesn't just check the boxes, it rewrites them.

Homes like this, especially in Coach Hill, don't sit long. With every detail professionally curated, all that's left for you to do is move in and live the lifestyle most people only dream of.

Built in 1978

**Essential Information**

MLS® #	A2240771
Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,791
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	367 Coach Ridge Rise Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 1E9

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Oversized  
# of Garages 2

### Interior

Interior Features Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Living Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Gentle Sloping, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Concrete, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 17th, 2025  
Days on Market 6  
Zoning R-CG

### Listing Details

Listing Office Real Broker

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