

\$445,000 - 219 Coachway Lane Sw, Calgary

MLS® #A2213403

\$445,000

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to Coachway Gardens, a PET FRIENDLY condo in the heart of Coach Hill, a established west-side neighborhood offering easy access to the mountains. Situated in a quiet area of the complex, this bright and spacious 3-BEDROOM, 2.5-BATHROOM townhome offers 1572 SQ.FT. of LIVING SPACE, with single ATTACHED GARAGE and FRONT DRIVEWAY for extra parking. ***

Entering the property, you are greeted with a spacious entry with tiled floors, a generous entry closet, and access to the attached garage. On this level is a convenient half-bath, a laundry/storage room, and the mechanical room.

The stairs leading up the main level are finished in HARDWOOD flooring which runs through the open- plan living and dining area. On this floor you will find access to the west-facing balcony providing a great place to relax on a summer evening. The living room features a wood-burning fireplace making it very cozy in the winter months. The dining room is spacious and bright with a huge window. This leads through to the bright kitchen which has been cleverly updated with the addition of a wall to allow for a pantry storage and a French-door fridge, plus the STAINLESS STEEL appliances add a modern feel .

On the upper level you'll find a spacious primary bedroom with ensuite bathroom, two comfortable bedrooms, a family bathroom and a linen closet. Both bathrooms are updated



with GRANITE COUNTER vanities.

The units in this well-managed condominium complex are built with long lasting CONCRETE TILE ROOFS, and recently installed TRIPLE-PANE windows. The condo fees include water & sewer, insurance, recycling & composting, snow-removal, landscaping, and reserve fund.

This property is in a great location with easy access to transit, shopping and amenities.

The neighbourhood has many parks, and great walking trails. And it's just a short 15-minute drive to downtown.

This affordable home is perfect for anyone looking a maintenance-free lifestyle in a WEST CALGARY location. Book your showing today with your favourite Realtor and see why this could be a smart move for you!

Built in 1988

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2213403 |
| Price | \$445,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,572 |
| Acres | 0.00 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 219 Coachway Lane Sw |
| Subdivision | Coach Hill |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 2V9 |

Amenities

| | |
|----------------|--|
| Amenities | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Central, Forced Air, Natural Gas, Fireplace(s) |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Lighting |
| Lot Description | Landscaped, Fruit Trees/Shrub(s) |
| Roof | Concrete |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 20th, 2025 |
| Days on Market | 52 |
| Zoning | M-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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