

\$410,000 - 12 Coachway Gardens Sw, Calgary

MLS® #A2228167

\$410,000

3 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this well-managed townhouse located in the desirable southwest community of Coach Hill. Featuring 3 bedrooms, 2.5 bathrooms, an attached single garage plus an additional exterior parking stall, this home offers functional space for comfortable living. The entry level welcomes you with a spacious foyer, a convenient laundry room, a 2-piece bath, extra storage, and access to the garage.

Upstairs, the main living area features a large south-facing dining area and a generously sized living room with a cozy wood-burning fireplace. The adjoining kitchen is well laid out with ample cabinetry and workspace.

On the top floor, youâ€™ll find three spacious bedrooms, including a large primary suite with plenty of closet space and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and a linen closet complete this level.

This well-run complex features newer windows and a durable clay tile roof. Ideally located near schools, shopping, fitness centres, grocery stores, and just minutes from Bow Trail and Stoney Trailâ€™ offering quick access downtown (15 minutes) and to Highway 1 (5 minutes) on your way to the mountains.

A must-see propertyâ€™ perfect for first-time buyers or a savvy investment! Book your private tour today.



Built in 1988

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2228167 |
| Price | \$410,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,203 |
| Acres | 0.00 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 12 Coachway Gardens Sw |
| Subdivision | Coach Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 2V9 |

Amenities

| | |
|----------------|---|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Paved, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Central, Fireplace(s), Natural Gas |
| Cooling | None |

| | |
|-----------------|--|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas Starter, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Paved, Street Lighting |
| Roof | Clay Tile |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 36 |
| Zoning | M-CG d44 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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