

# \$450,000 - 219 Coachway Lane Sw, Calgary

MLS® #A2213403

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**\*\*\*OPEN HOUSE SUNDAY 18 MAY**

**01:00PM-03:00PM.\*\*\*** 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 is 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	\$450,000
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, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### Exterior

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

### Additional Information

Date Listed	April 20th, 2025
Days on Market	26
Zoning	M-CG

### Listing Details

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

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.