

# \$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 beautiful 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. The Seller is willing to pay 6



months of condo fees from the time of closing.

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

Date Listed	June 5th, 2025
Days on Market	67
Zoning	M-CG d44

## Listing Details

Listing Office	CIR Realty
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