

# \$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 | 73             |
| Zoning         | M-CG d44       |

## Listing Details

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

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