

# \$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 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          | \$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, 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   | Landscaped, Fruit Trees/Shrub(s) |
| Roof              | Concrete                         |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 55               |
| Zoning         | M-CG             |

### Listing Details

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

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