

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

MLS® #A2257840

**\$410,000**

3 Bedroom, 3.00 Bathroom, 1,203 sqft

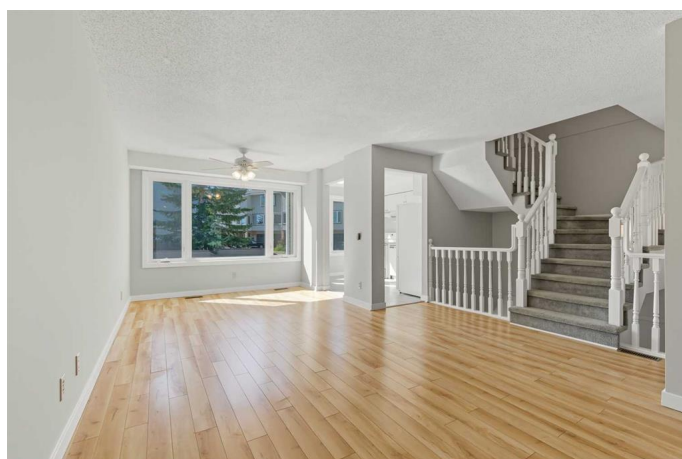
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Freshly Updated home with new paint, and updated kitchen - this 3-bedroom, 2.5-bathroom townhouse is ready for its next chapter. Perfectly situated in the desirable southwest community of Coach Hill, this well-managed complex offers comfort, convenience, and peace of mind. Step inside to a welcoming entry level featuring a spacious foyer, convenient laundry, 2-piece bath, extra storage, and direct access to your attached single garage (plus an additional parking space right in front). On the second floor, youâ€™ll find a bright and welcoming living space. The south-facing dining room is filled with natural light and flows seamlessly into a generously sized living room with a cozy wood-burning fireplace. Just off the dining area, the sunlit kitchen is thoughtfully designed with ample cabinetry and counter spaceâ€”perfect for everyday living and entertaining.

The top floor is home to three generously sized bedrooms, including a large primary suite with ample closet space and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bath, and a linen closet complete this level.

This well-maintained complex boasts newer windows and a long-lasting clay tile roof. The location canâ€™t be beatâ€”close to schools, shopping, fitness centres, and grocery stores, with quick access to Bow Trail, Stoney Trail, downtown (just 15 minutes), and Highway 1 for an easy getaway to the mountains.



A must-see propertyâ€”ideal for first-time buyers, young families, or a savvy investor. Book your private showing today!

Built in 1988

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257840      |
| 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      | Parking, Trash, Visitor Parking  |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, 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, Range Hood, Refrigerator, Washer |
| Heating         | Central, Fireplace(s), Natural Gas                                  |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas Starter, Living Room, Mantle, 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 | September 17th, 2025 |
| Zoning      | M-CG d44             |

## Listing Details

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

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