

# \$499,000 - 208 Coach Side Road Sw, Calgary

MLS® #A2241000

**\$499,000**

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**\*\* OPEN HOUSE - Sunday, Sept 07 from 12-2PM \*\* CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE.** Welcome to this charming and thoughtfully designed townhouse in a peaceful 50+ community in West Calgary—an unbeatable location close to downtown, transit, parks, shopping, and everyday amenities. This low-maintenance gem has been lovingly cared for by the same family since it was built and offers features rarely found in typical condominium living.

Inside the home, you’ll find an open-concept main floor filled with natural light, featuring two bedrooms, a full bathroom, and picture windows overlooking a peaceful greenspace. A roll shutter on the living room’s window provides excellent protection from hail and weather. Central air keeps things cool in summer, while the west-facing back deck is perfect for enjoying sunsets with family and friends. The fully developed basement was custom-built for a live-in caregiver, offering a private retreat with a den (easily converted to a third bedroom), a large living area, walk-in closet, full bathroom, wet bar, space for a microwave and mini fridge, and even a personal sauna for ultimate relaxation.

Other highlights include a huge laundry room, hidden storage under the stairs, beautifully landscaped surroundings requiring minimal upkeep, and a single attached garage with



shelving for seasonal gear.

One of the standout amenities is the thoughtfully appointed Coach House, designed as the heart of the community. The main level is fully accessible with a no-stairs entry, making it ideal for those with limited mobility. Inside, residents enjoy a welcoming space complete with a pool table, shuffleboard, darts, a cozy library, and a small kitchen where weekly coffee gatherings bring neighbours together. Stairs and a mobility elevator lead to the spacious lower level, which boasts banquet facilities and a commercial kitchen—perfect for potluck dinners, celebrations, and regular social events. Best of all, residents can reserve this building for private functions, adding incredible value and convenience to the lifestyle here.

This is your chance to own a senior-friendly home with exceptional community amenities in a quiet, well-established neighbourhood—just steps from parks, shopping, and with easy access to Bow Trail, Stoney Trail, and Highway 1. Don't miss it!

Built in 1988

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241000      |
| Price          | \$499,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 888           |
| Acres          | 0.00          |
| Year Built     | 1988          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 208 Coach Side Road Sw |
| Subdivision | Coach Hill             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 2T3                |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Party Room, Recreation Facilities, Visitor Parking, Recreation Room, Snow Removal, Trash |
| Parking Spaces | 2                                                                                                   |
| Parking        | Driveway, Garage Faces Front, Single Garage Attached                                                |
| # of Garages   | 1                                                                                                   |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Open Floorplan, Storage, Sauna                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Freezer, Induction Cooktop |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Stucco, Wood Frame                |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 48              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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