

# \$439,000 - 219 Coachway Lane Sw, Calgary

MLS® #A2241585

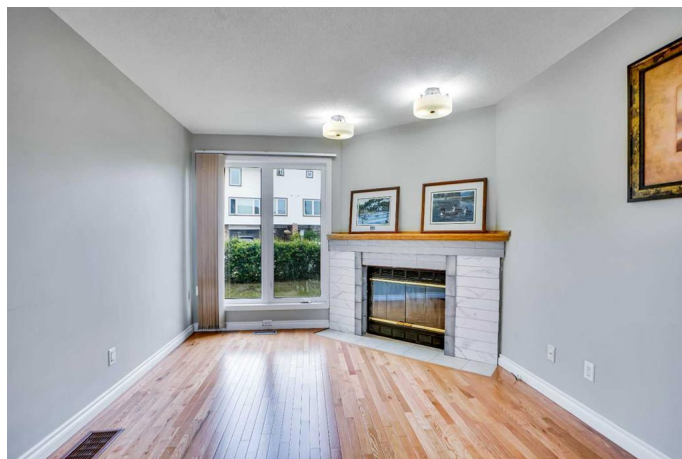
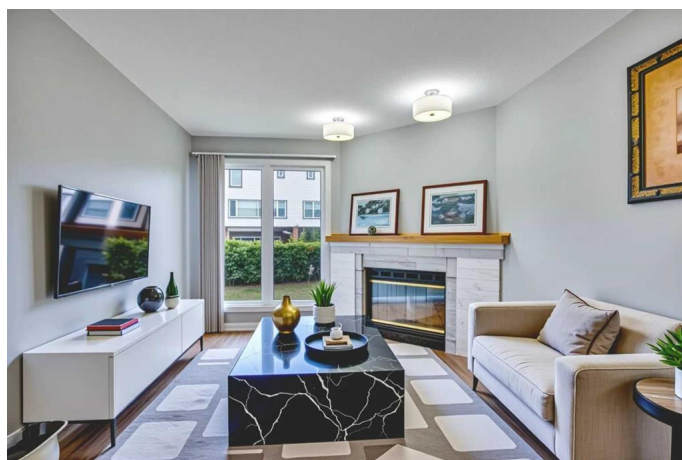
**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Tucked away in a peaceful pocket of the well-maintained Coachway Gardens complex, this spacious 3-bedroom townhome offers comfort, style, and an ideal location in the desirable community of Coach Hill, an established west-side neighborhood just moments from Stoney Trail, and quick access to the mountain lifestyle. This bright and spacious townhome offers 1600 sqft. of living space, single attached garage and front driveway for extra parking. The main level boasts beautiful hardwood flooring throughout the living and dining area, and direct access to your private balcony—perfect for morning coffee or evening relaxation. The living room features a wood-burning fireplace with gas starter, for those cozy winter nights. The dining room is spacious and bright with large picture window. The kitchen has ample cupboard space, pantry storage, a French-door fridge, stainless steel appliances, and room for a hutch. On the upper level you'll find a spacious primary bedroom with 3-piece ensuite bathroom, two comfortable bedrooms, a family bathroom and a linen closet. Both bathrooms are updated with granite countertops. The lower level provides a convenient attached garage, a large entryway with storage, third bathroom, and front-loading laundry. The units in this well-managed condominium complex have a concrete tile roof, recently installed TRIPLE-PANE windows, new paint, upgraded faucets, and upgraded tile flooring. 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 neighborhood has many parks, and great walking trails. It is a short 15-minute drive to downtown, and close to major routes like Bow Trail and Sarcee Trailâ€”making commuting a breeze. This affordable home is perfect for anyone looking a maintenance-free lifestyle in a west Calgary location. Book your showing today!

Built in 1988

**Essential Information**

MLS® #	A2241585
Price	\$439,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
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 1A4

**Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
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Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Balcony
Lot Description	Paved
Roof	Clay Tile
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 20th, 2025
Days on Market	2
Zoning	M-CG d44

## Listing Details

Listing Office	CIR Realty
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