

\$408,800 - 22 Coachway Gardens Sw, Calgary

MLS® #A2210307

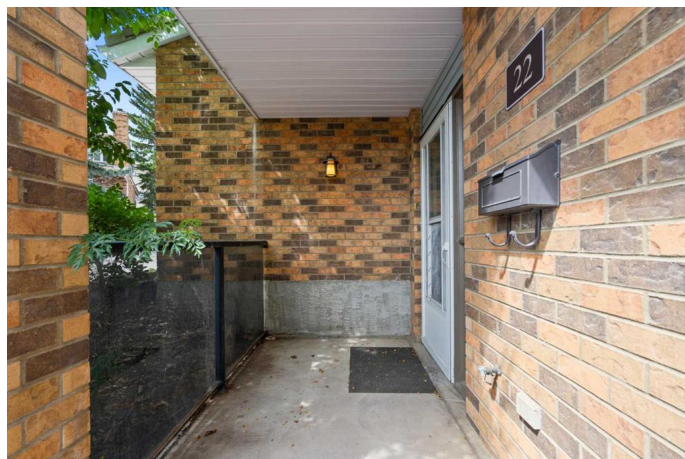
\$408,800

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this beautiful and well-maintained townhouse in the highly desirable southwest community of Coach Hill, offering exceptional value on the West side of the city with almost 1,600 sq. ft. of developed living space. Featuring 3 bedrooms, 2.5 bathrooms, and a single attached garage, this home provides functional and comfortable living for first-time buyers, growing families, or savvy investors. The entry level welcomes you with a bright foyer with brand new flooring, convenient laundry room, a 2-piece bathroom, extra storage, and direct access to the garage. Upstairs, the main living area boasts a spacious south-facing dining room and a large living room with a cozy wood-burning fireplace, leading to a covered east-facing balcony. The adjoining kitchen offers ample cabinetry and workspace for all your culinary needs. On the top floor, you'll find a generous primary suite with plenty of closet space and a private 3-piece ensuite. Two additional good-sized 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 close to schools, shopping, grocery stores, fitness centres, and just minutes to Bow Trail and Stoney Trail—offering a quick 15-minute commute to downtown Calgary and only 5 minutes to Highway 1 for an easy trip to the mountains. A must-see property—book your private viewing today!



Built in 1988

Essential Information

MLS® #	A2210307
Price	\$408,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,242
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	22 Coachway Gardens Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V9

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Garage Door Opener, Paved, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Gentle Sloping, Street Lighting, Low Maintenance Landscape, Landscaped, No Neighbours Behind, Paved
Roof	Clay Tile
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	9
Zoning	M-CG

Listing Details

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.