

# \$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
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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
Days on Market	1
Zoning	M-CG d44

## Listing Details

Listing Office	CIR Realty
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