

# \$403,800 - 22 Coachway Gardens Sw, Calgary

MLS® #A2210307

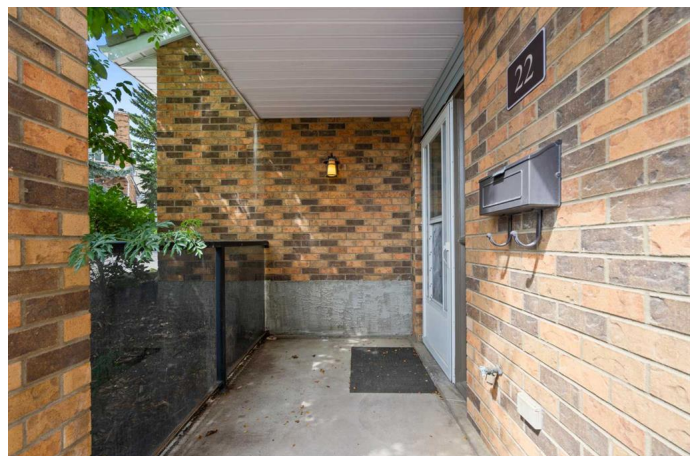
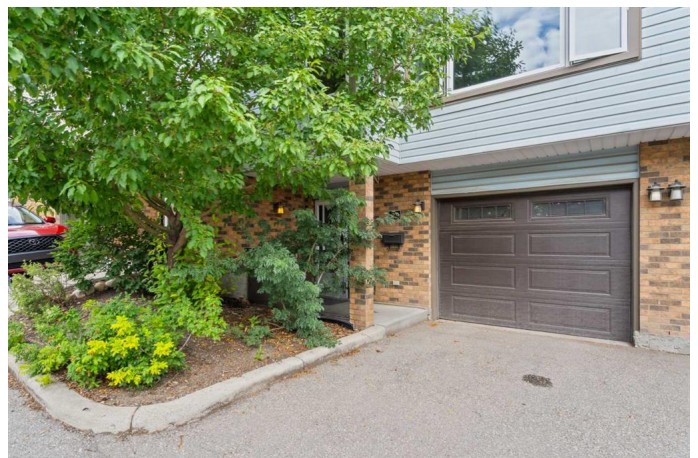
**\$403,800**

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          | \$403,800     |
| 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, Washer, Garage Control(s), Range Hood, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                                       |
| Fireplace         | Yes                                                                                        |

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

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 37                |
| Zoning         | M-CG              |

## Listing Details

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

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