

# \$450,000 - 219 Coachway Lane Sw, Calgary

MLS® #A2213403

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to Coachway Gardens â€” a family-friendly, pet-welcoming complex in the heart of Coach Hill, one of Calgaryâ€™s most established and scenic west-side neighborhoods. This bright and spacious 3-bedroom, 2.5-bathroom townhome offering 1572 SQFT of living space, with a layout that really works for everyday life.

Tucked into a quiet area of the complex, this unit feels private and peaceful â€” a real bonus if you like a bit of quiet at the end of the day. Inside, youâ€™re greeted with easy-to-clean tile floors at the entry and hardwood stairs leading up to the main living space. The open layout feels light and airy, thanks to newer vinyl windows that let in loads of natural light.

The kitchen has modern stainless steel appliances and flows right into the dining and living areas, making it easy to stay connected whether you're cooking dinner or hanging out with friends. There's also a convenient half bath, laundry room and storage on the lower level, finished with tile for easy maintenance.

Upstairs, you'll find three comfortable bedrooms, including a spacious primary with its own private ensuite â€” great if you like having your own little retreat. Both bathrooms feature granite counter vanities.

The home also comes with a single attached



garage, a front driveway for extra parking, and condo fees that include water – plus, it's in a great location with easy access to transit, nearby walking trails, amenities and just a short drive to downtown Calgary.

Built in 1988

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2213403      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,572         |
| 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 2V9              |

**Amenities**

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

**Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows |
|-------------------|------------------------------------------------|

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Central, Fireplace(s), Forced Air, Natural Gas                                                   |
| Cooling         | None                                                                                             |
| Fireplace       | Yes                                                                                              |
| # of Fireplaces | 1                                                                                                |
| Fireplaces      | Wood Burning                                                                                     |
| Basement        | None                                                                                             |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Lighting                |
| Lot Description   | Landscaped, Fruit Trees/Shrub(s) |
| Roof              | Concrete                         |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 20th, 2025 |
| Days on Market | 2                |
| Zoning         | M-CG             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.