

# \$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

OPEN HOUSE THIS WEEKEND -Sept 27-28-SAT - 2-4pm and Sun 12pm-2pm! 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, you'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 space—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 can't be beat—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 |
| 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 | 18                   |
| Zoning         | M-CG d44             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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