



**212 Coachway Lane SW**  
**Calgary, Alberta**

**MLS # A2293656**



**\$490,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 558
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** none

Welcome to 212 Coachway Lane SW, a beautifully updated end-unit townhouse offering the perfect blend of comfort, style, and functionality in the sought-after community of Coach Hill. With 3 bedrooms, 2.5 bathrooms, and an attached single garage, this bright and well-maintained home is move-in ready and ideal for families, professionals, or downsizers alike. Step inside to a wide, welcoming foyer that leads into a thoughtfully designed main floor. The spacious living room is warm and inviting, featuring a remote-controlled gas fireplace and large windows that fill the space with natural light. The kitchen has been tastefully updated and includes granite countertops, stainless steel appliances including a gas range, soft-close cabinetry, ample prep space and a dedicated coffee bar area—perfect for both everyday living and entertaining. Just off the kitchen, the dining area opens onto a private deck surrounded by mature trees and shrubs, creating a quiet outdoor retreat complete with a BBQ gas line. Upstairs, you’ll find three generously sized bedrooms, including a comfortable primary suite with wall-to-wall closet space and its own ensuite. An additional full bathroom completes the upper level, offering convenience for family or guests. The lower level provides a versatile flex space with tile flooring, currently set up for laundry and storage, but easily adaptable for a home gym, office, or media room—adding valuable extra living space. This home has seen numerous upgrades over the years, including updated windows and doors, vinyl plank flooring, lighting, furnace, hot water tank, and the replacement of Poly-B plumbing with PEX for added peace of mind. The attached garage is bright and functional, with windows that bring in natural light and additional storage capability. Situated in a quiet, well-kept complex with mature landscaping, this property offers

low-maintenance living in a highly desirable west Calgary location. Enjoy quick access to downtown via Bow Trail, nearby public transit including the 69th Street C-Train station, and convenient shopping and amenities at Westhills and Westbrook. A fantastic opportunity to own a turnkey home in a mature, established community.