



144, 10 Coachway Road SW  
Calgary, Alberta

MLS # A2305891



**\$529,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 892
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Refrigerator x 2

Located in a popular 18+ complex, this spacious one-level 3 bedroom apartment at 10 Coachway Road SW offers an excellent layout, abundant natural light + a highly convenient location with easy access to major routes + everyday amenities. Extensively renovated approximately 2 years ago, the home features a modern kitchen with custom cabinetry, granite countertops + updated appliances including an induction stove. Additional upgrades include newer light fixtures + newer window coverings (many with electric operation). The layout is functional + inviting, highlighted by a large living room with an electric ribbon fireplace + oversized picture windows that bring in exceptional light while capturing mountain + greenery views with desirable south + west exposure. A generous informal dining area provides access to the balcony, ideal for relaxing or entertaining. The primary bedroom includes a private ensuite with updated shower + fixtures, along with a barn door detail, while two additional bedrooms offer flexibility for guests or office space. Laundry is conveniently located off the kitchen + there is a large in-suite storage room. This well-managed complex features a full-time on-site general manager (5 days/week), guest suites in each tower + a dedicated storage area for seasonal items such as winter tires. The unit includes two assigned parking stalls, one indoor in a very convenient location + one outdoor. The building exterior has been updated within the past 3 years, adding to the overall appeal of this well-maintained complex .