



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

216 Coach Side Road SW
Calgary, Alberta

MLS # A2347051



\$480,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1988 (38 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 508
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Garage Remotes

Welcome to easy, low-maintenance living in this well-established 55+ community in West Calgary. Ideally located close to shopping, parks, transit and major routes. This beautifully maintained, freshly painted corner lot townhome, offers a bright, functional layout with thoughtful features throughout. The open-concept main floor is filled with natural light and features two bedrooms, a full bathroom and large picture windows overlooking peaceful greenspace. The washer and dryer being on the main floor provides convenience and ease. Central air conditioning provides summer comfort, while a cozy deck area creates the perfect spot to enjoy the afternoon and evening sun. The fully developed lower level offers excellent flexibility with a spacious living area and a three piece bathroom. A single attached garage and beautifully maintained, low-maintenance surroundings make everyday living easy. Residents also enjoy access to the community Coach House, featuring barrier-free entry, a mobility elevator, pool table, shuffleboard, darts, library and gathering spaces. The lower level includes banquet facilities and a commercial kitchen for community events and private functions. A wonderful opportunity for those looking to simplify without sacrificing space, comfort or community—all in a convenient West Calgary location in Coach Hill.