# \$519,000 - 208 Coach Side Road Sw, Calgary

MLS® #A2241000

# \$519,000

2 Bedroom, 2.00 Bathroom, 888 sqft Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this charming and thoughtfully designed townhouse in a peaceful 50+ community in West Calgaryâ€"an unbeatable location close to downtown, transit (including Stoney Trail access), parks, shopping, and everyday amenities. This low-maintenance gem has been in the same family since it was built.

Designed with comfort and functionality in mind, the open-concept main floor is filled with natural light and features two bedrooms and a full bathroom. The spacious kitchen and living areas flow seamlessly, ideal for easy living and entertaining. And Enjoy the beautiful picture windows that overlook the peaceful greenspace behind. Central air keeps things cool in the summer, while the west-facing back deckâ€"complete with a gas BBQ hookupâ€"is the perfect place to enjoy family, friends and beautiful sunsets.

The fully developed basement was custom-built to accommodate a live-in caregiver, offering a private retreat with a den that could be used as a future 3rd bedroom (with an easy window modification). It also showcases a large living room, walk-in closet, full bathroom, wet bar, with even enough space for a microwave and mini fridgeâ€"not to mention a personal sauna for ultimate relaxation!

Other highlights include a huge laundry room,







a hidden storage space tucked under the stairs, beautifully landscaped surroundings that require minimal upkeep, and a single attached garage with shelving for all your seasonal gear and toys.

This is your chance to own a lovingly maintained home with unique, senior-friendly features in a quiet and well-established community. Located steps to parks, shopping and provides easy access to Bow Trail, Stoney Trail, Stoney Trail and Highway 1. Don't miss it!

#### Built in 1988

#### **Essential Information**

MLS® # A2241000

Price \$519,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 888

Acres 0.00

Year Built 1988

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 208 Coach Side Road Sw

Subdivision Coach Hill
City Calgary
County Calgary
Province Alberta
Postal Code T3H 2T3

#### **Amenities**

Amenities Party Room

Parking Spaces 2

Parking Driveway, Garage Faces Front, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Granite Counters, Open Floorplan, Sauna, Storage

Appliances Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Landscaped

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Real Broker

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