

\$495,000 - 303 Coach Side Road Sw, Calgary

MLS® #A2268175

\$495,000

2 Bedroom, 2.00 Bathroom, 625 sqft
Residential on 0.09 Acres

Coach Hill, Calgary, Alberta

RARE FIND – NO CONDO FEES!

Welcome to 303 Coach Side Road SW, an upgraded end-unit townhome in the heart of Coach Hill offering exceptional value in Calgary’s desirable west end. With no condo fees and a long list of recent updates, this 2-bedroom, 1.5-bathroom home perfectly balances comfort, style, and functionality.

The main floor is bright and welcoming, featuring large windows, updated flooring, a wood-burning fireplace, and a freshly painted interior. The renovated kitchen offers ample cabinet space, newer flush-mount LED lighting, and opens onto a spacious dining area—perfect for entertaining. Step out onto the private balcony to enjoy your morning coffee or some fresh air.

Downstairs, you’ll find all-new flooring, a generously sized primary bedroom, and a luxurious 5-piece bathroom complete with dual vanities. The second bedroom, laundry area with a newer high-efficiency washer and dryer, and extra storage complete the lower level.

The attached garage provides both convenience and security, with a driveway that accommodates additional parking. Outside, the newly fenced backyard is ideal for relaxing or for kids to play—featuring a play set (optional), a metal pergola (see private remarks), and plenty of space to unwind. Smart lighting on the main level is ready to pair



with your preferred home assistant.

Located on a quiet, tree-lined street just 10 minutes from downtown, this home offers quick access to Bow Trail, nearby bus routes, and connections to both the Westbrook and 69th Street CTrain stations. Families will appreciate the nearby public and Catholic schools serving Kindergarten through Grade 9.

Youâ€™re also just minutes from Aspen Landing, West Springs Village, and Signal Hill Centre, with Westside Recreation Centre and Canada Olympic Park close by for year-round activities.

This is one of the most affordable non-condo properties in Calgaryâ€™s west endâ€”a true turnkey opportunity.

Donâ€™t miss your chanceâ€”book your showing today!

Built in 1978

Essential Information

MLS® #	A2268175
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	625
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address 303 Coach Side Road Sw

Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1C7

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2025
Days on Market	2
Zoning	M-CG d30

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.