

# \$499,900 - 22 Coachway Green Sw, Calgary

MLS® #A2249410

**\$499,900**

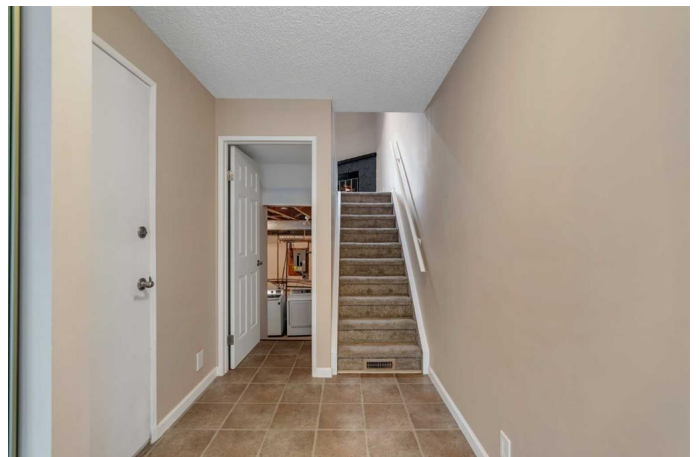
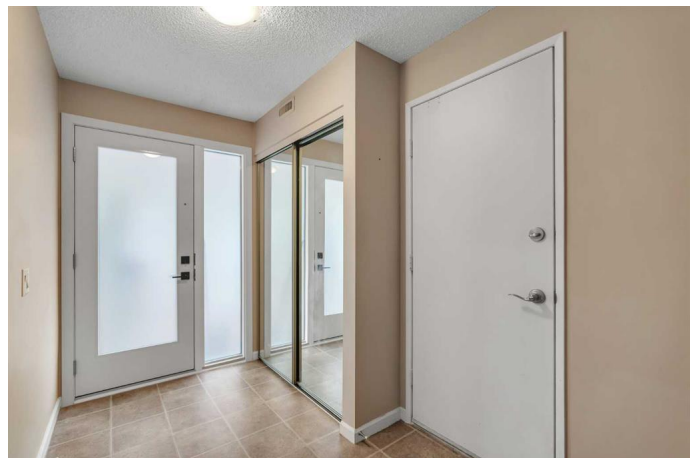
3 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**\*\*OPEN HOUSE Sat. Nov 1 from 12-2:00 pm\*\***

**\*\*** Nestled in a quiet, tree-lined cul-de-sac in the desirable community of Coach Hill, this charming 3-bedroom, 2.5-bath townhome offers style, comfort, and convenience. The main floor features an updated white kitchen with modern backsplash, stainless steel appliances, and hardwood floors that flow seamlessly into the bright, open living and dining areas. Upstairs, you'll find three spacious bedrooms, including a primary suite with updated baths and plush, luxurious carpets. The unfinished basement provides plenty of opportunity for additional living space or storage. Enjoy the privacy of backing onto green space in this well-maintained, pet-friendly complex (with board approval). Complete with a single garage and extra parking, this home is part of a well-managed community that offers peace of mind and pride of ownership. There is a community garden to allow your "green thumb" to work for you! Immaculately maintained with many exterior updates over the years, this complex shows pride of ownership!



Built in 1982

## Essential Information

MLS® # A2249410

Price \$499,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,478         |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22 Coachway Green Sw |
| Subdivision | Coach Hill           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 1V8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Great Room, Stone, Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                                              |
| Basement          | Partial                                                                                                          |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Treed |
| Roof            | Asphalt Shingle                                            |
| Construction    | Brick, Metal Siding, Wood Frame                            |
| Foundation      | Poured Concrete                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 89                |
| Zoning         | M-CG              |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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