

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

MLS® #A2249410

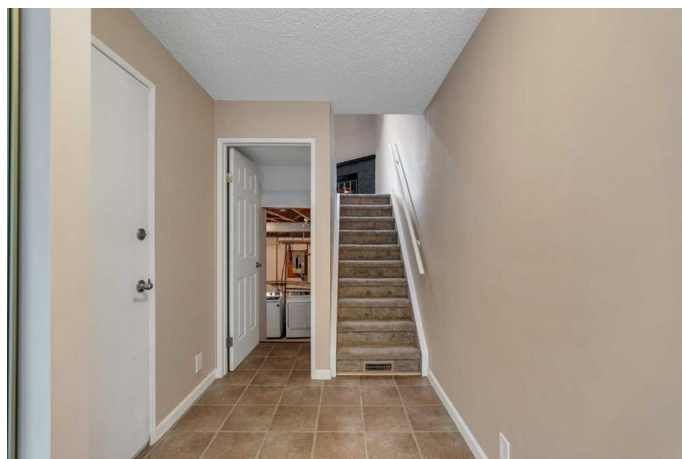
**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**\*\* OPEN HOUSE Sun. Sept 14th, 3:00- 5:00 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, Unfinished

### **Exterior**

Exterior Features	None
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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	31
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX First
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