

# \$549,900 - 212 Coachway Lane Sw, Calgary

MLS® #A2197724

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this beautifully renovated end-unit townhouse, offering the perfect blend of style, comfort, and functionality. With 3 spacious bedrooms, 2.5 bathrooms, and an attached garage with additional storage space, this move-in-ready home is sure to impress. Step inside to discover a thoughtfully designed main level featuring premium LVP flooring, smooth ceilings, fresh paint, 7" baseboards, new lighting, window coverings, and a cozy Marquis remote-controlled gas fireplace in the stylish living room. The chef's kitchen boasts stainless steel appliances including a gas range, granite countertops, and ample cupboard space. Adjacent to the kitchen, the bright and sunny dining nook is perfect for hosting family dinners or entertaining friends. You'll also love the large, private deck equipped with a BBQ gas line ideal for outdoor gatherings. Completing the main level is a convenient 2pc bathroom, and access to your attached garage. Upstairs, you'll find three generously sized bedrooms, including a king-sized primary suite with wall-to-wall closet space and a private ensuite bathroom. An additional full bathroom compliments the upper level. The finished basement, currently used for storage and laundry, offers endless possibilities to transform it into a family room, home theatre, office space, or whatever suits your lifestyle. As a unique perk, only end units in the complex benefit from having a basement. Additional upgrades include the removal of all



poly-b plumbing, a new high-efficiency furnace, hot water tank, updated windows and doors, and more! Situated in a well-managed complex with strong financials and responsible owners, with a reasonable condo fee that includes water. Donâ€™t miss the opportunity to make this fabulous townhouse your new home!

Built in 1988

**Essential Information**

MLS® #	A2197724
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	212 Coachway Lane Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V9

**Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Granite Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	101
Zoning	M-CG

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.