

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

MLS® #A2241000

**\$519,000**

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

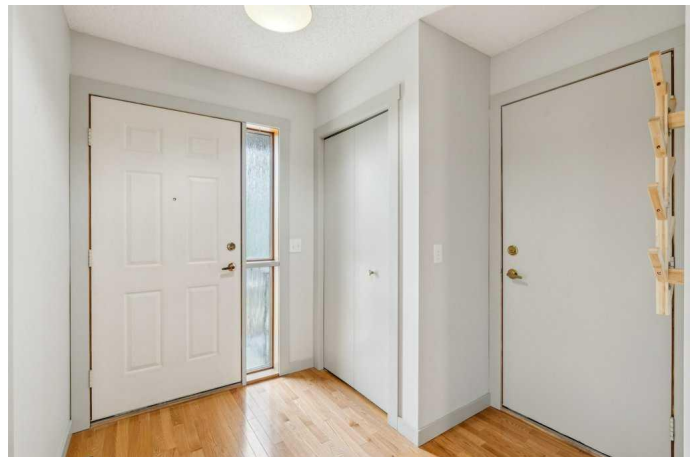
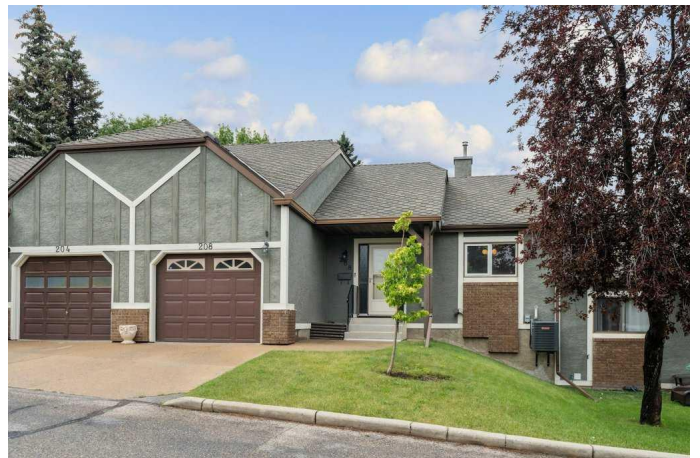
Coach Hill, Calgary, Alberta

Welcome to this charming and thoughtfully designed townhouse in a peaceful 50+ community in West Calgary—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 deck—complete with a gas BBQ hookup—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 fridge—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
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Parking Spaces	2
Parking	Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Storage, Sauna
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Induction Cooktop
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	3
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	Real Broker
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