

# \$499,980 - 5 Coachway Green Sw, Calgary

MLS® #A2206053

**\$499,980**

3 Bedroom, 3.00 Bathroom, 1,362 sqft  
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Location is everything, and this exceptional townhome offers the best of both worlds—quick access to downtown Calgary while enjoying the tranquility of suburban living. Nestled in a peaceful, well-managed complex, this home is just minutes from shopping, public transit, top-rated schools, and provides quick access to Highway 1 for an easy escape to Banff. Whether you seek urban convenience or outdoor adventure, this location delivers it all. Discover a rare opportunity to own a stunning unit in this exceptionally well-managed and owner-run complex. This 3-bedroom, 2.5-bathroom townhome offers a unique blend of modern upgrades and timeless charm, all in a peaceful location surrounded by mature trees and well-maintained grounds, including a community garden. Step inside to an open, light-filled floor plan featuring continuous, waterproof, luxury vinyl plank flooring and new paint in soft neutral colors throughout. The beautifully renovated kitchen boasts new cabinetry with ample cupboard space and adjustable under-cabinet lighting. Adjacent to the kitchen, the renovated half-bathroom features oak cabinetry, a new sink, updated taps, modern pulls, and a quartz countertop. Just beyond the kitchen, the generous dining room is perfect for family dinners, while the spacious living room is anchored by a cozy gas fireplace offering warmth and ambiance. Sliding patio doors open to a sunny deck and green space—ideal for relaxing on warm days



and providing play space for children. At the top of the stairs, you'll find three bedrooms with fresh paint and plush new carpeting featuring waterproof backing and an 8 lb underlay for extra comfort. The generous primary bedroom includes a large closet and ensuite with a built-in soaker tub, oak cabinetry, and modern pulls. The upper level is completed by two additional bedrooms and a freshly renovated full bathroom with new paint, oak cabinetry, and updated pulls. Additional highlights include an attached garage with an extra parking pad and plenty of guest parking. This well-maintained complex has undergone significant updates, including new windows, sliding patio doors, and decks, with new entry doors scheduled for installation in summer 2025 as per the Reserve Fund Study. Landscaping enhancements were undertaken last summer and will continue with new plantings this spring. Enjoy unparalleled convenience with close proximity to downtown Calgary via the main road bus route and C-Train, providing easy access to shopping and dining destinations such as West District, Aspen Landing, Westbrook Mall, Strathcona Square, Signal Hill, and Westhills. Plus, with quick access to Stoney Trail, navigating the city or planning a mountain getaway is always within reach. This turn-key home offers the perfect blend of condo convenience in a sought-after, quiet neighborhood. Don't miss out—book your private showing today as this opportunity won't last!

Built in 1982

### **Essential Information**

MLS® #	A2206053
Price	\$499,980
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	5 Coachway Green Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1V9

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Front Drive, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Courtyard, Private Entrance
-------------------	-----------------------------

Lot Description	Cul-De-Sac, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	M-CG

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.