

\$499,000 - 208 Coach Side Road Sw, Calgary

MLS® #A2241000

\$499,000

2 Bedroom, 2.00 Bathroom, 888 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

**** OPEN HOUSE - Sunday, Sept 07 from 12-2PM ** CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE.** Welcome to this charming and thoughtfully designed townhouse in a peaceful 50+ community in West Calgary—an unbeatable location close to downtown, transit, parks, shopping, and everyday amenities. This low-maintenance gem has been lovingly cared for by the same family since it was built and offers features rarely found in typical condominium living.

Inside the home, you'll find an open-concept main floor filled with natural light, featuring two bedrooms, a full bathroom, and picture windows overlooking a peaceful greenspace. A roll shutter on the living room's window provides excellent protection from hail and weather. Central air keeps things cool in summer, while the west-facing back deck is perfect for enjoying sunsets with family and friends. The fully developed basement was custom-built for a live-in caregiver, offering a private retreat with a den (easily converted to a third bedroom), a large living area, walk-in closet, full bathroom, wet bar, space for a microwave and mini fridge, and even a personal sauna for ultimate relaxation.

Other highlights include a huge laundry room, hidden storage under the stairs, beautifully landscaped surroundings requiring minimal upkeep, and a single attached garage with



shelving for seasonal gear.

One of the standout amenities is the thoughtfully appointed Coach House, designed as the heart of the community. The main level is fully accessible with a no-stairs entry, making it ideal for those with limited mobility. Inside, residents enjoy a welcoming space complete with a pool table, shuffleboard, darts, a cozy library, and a small kitchen where weekly coffee gatherings bring neighbours together. Stairs and a mobility elevator lead to the spacious lower level, which boasts banquet facilities and a commercial kitchen—perfect for potluck dinners, celebrations, and regular social events. Best of all, residents can reserve this building for private functions, adding incredible value and convenience to the lifestyle here.

This is your chance to own a senior-friendly home with exceptional community amenities in a quiet, well-established neighbourhood—just steps from parks, shopping, and with easy access to Bow Trail, Stoney Trail, and Highway 1. Don't miss it!

Built in 1988

Essential Information

MLS® #	A2241000
Price	\$499,000
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
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Community Information

Address	208 Coach Side Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2T3

Amenities

Amenities	Clubhouse, Party Room, Recreation Facilities, Recreation Room, Snow Removal, Trash, Visitor Parking
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), Induction Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
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	46
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
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