107 Coach Side Terrace SW

Calgary | Active | MLS® A2352002

$495,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1988**	**1,242.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

55+ ADULT LIVING | BUNGALOW VILLA | 3 BEDROOMS | WALKOUT | DOUBLE ATTACHED GARAGE | CLUBHOUSE | Ready to DOWNSIZE without giving up the space you love? Welcome to HORIZON VILLAGE in Coach Hill, a welcoming 55+ ADULT COMMUNITY where you can enjoy a LOW-MAINTENANCE LIFESTYLE, with lawn care and snow removal taken care of for you. With over 2,500 SQ FT OF LIVING SPACE across two levels, 3 BEDROOMS and a DOUBLE ATTACHED GARAGE, this bungalow villa gives you the freedom to simplify your lifestyle while still having plenty of room for family, friends and everything you enjoy. Step inside to a bright and inviting LIVING ROOM with a large window that fills the space with NATURAL LIGHT. The adjoining DINING ROOM offers plenty of space for family dinners, holiday gatherings and entertaining friends. The kitchen features generous CABINET AND COUNTER SPACE, with a separate BREAKFAST NOOK that's perfect for your morning coffee or casual meals. From here, step outside to your PRIVATE DECK offering a peaceful place to relax and enjoy the outdoors. One of the biggest advantages of this home is the convenience of main-floor living. The PRIMARY BEDROOM features a WALK-IN CLOSET and 2-PIECE ENSUITE. A 2nd MAIN-FLOOR BEDROOM is ideal for family, guests, or a home office, while a 3-PIECE BATHROOM and convenient MAIN-FLOOR LAUNDRY make everyday living easier. The FULLY DEVELOPED BASEMENT gives you even more room to spread out, with an exceptionally spacious RECREATION ROOM that's perfect for movie nights, entertaining grandkids, exercise equipment or creating a comfortable space for visiting family. Patio doors give you easy access to your outdoor patio. 3rd BEDROOM and a FULL 4-PIECE BATHROOM provide plenty of flexibility. You'll also appreciate the additional FLEX SPACE that's great for a hobby area or anything you need. HOTWATER TANK (2021) + 2 FURNACES (2021). The DOUBLE ATTACHED GARAGE adds everyday convenience, with room for your vehicles and additional storage. Living in Horizon Village means enjoying more than just your home. This established 55+ COMMUNITY offers a CLUBHOUSE where neighbours can gather, socialize and take part in community activities. With LAWN CARE AND SNOW REMOVAL INCLUDED in the condo fees, you'll have more time to travel, pursue your interests and enjoy the things that matter most. Don't miss out!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352002
Bedrooms	3
Bathrooms	3
Year Built	1988
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow-Villa
Total Living Area:	1,242.4 sq. ft.
Main Level Finished Area:	1,242.4 sq. ft.
Below Grade Finished Area:	1,102.95 sq. ft.
Condo Fee:	$659.54
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	1988 (Age: 38)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8811478
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Horizon Village - Coach Hill
Community:	Coach Hill
Amenities:	Clubhouse
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Refrigerator (Lower). All inclusions "as is"
Restrictions:	Board Approval, Age Restriction - 55+, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 11'4" × 8'8" ·
Main Floor	Living Room · 15'9" × 12'7" ·
Main Floor	Dining Room · 12'2" × 8' ·

Main Floor	Breakfast Nook · 10'5" × 8'8" ·
Main Floor	Bedroom - Primary · 14'6" × 10'10" ·
Main Floor	Bedroom · 13'1" × 9'1" ·
Main Floor	Foyer · 9'3" × 5'9" ·
Lower Level	Bedroom · 13'11" × 10'9" ·
Lower Level	Flex Space · 17'7" × 9'7" ·
Lower Level	Game Room · 30'6" × 20'2" ·
Lower Level	Furnace/Utility Room · 13'9" × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-coach-side-terrace-sw-calgary-a2352002/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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