216 Coach Side Road SW

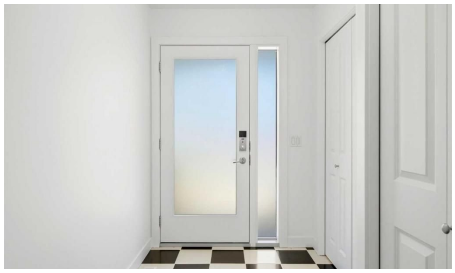
Calgary | Active | MLS® A2347051

$480,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1988**	**987.96 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to easy, low-maintenance living in this well-established 55+ community in West Calgary. Ideally located close to shopping, parks, transit and major routes. This beautifully maintained, freshly painted corner lot townhome, offers a bright, functional layout with thoughtful features throughout. The open-concept main floor is filled with natural light and features two bedrooms, a full bathroom and large picture windows overlooking peaceful greenspace. The washer and dryer being on the main floor provides convenience and ease. Central air conditioning provides summer comfort, while a cozy deck area creates the perfect spot to enjoy the afternoon and evening sun. The fully developed lower level offers excellent flexibility with a spacious living area and a three piece bathroom. A single attached garage and beautifully maintained, low-maintenance surroundings make everyday living easy. Residents also enjoy access to the community Coach House, featuring barrier-free entry, a mobility elevator, pool table, shuffleboard, darts, library and gathering spaces. The lower level includes banquet facilities and a commercial kitchen for community events and private functions. A wonderful opportunity for those looking to simplify without sacrificing space, comfort or community-all in a convenient West Calgary location in Coach Hill.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347051
Bedrooms	2
Bathrooms	2
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
Total Living Area:	987.96 sq. ft.
Below Grade Finished Area:	922.03 sq. ft.

Condo Fee:	$507.54
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Water
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1988 (Age: 38)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8811478
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Horizon Village - Coach Hill
Community:	Coach Hill
Amenities:	Clubhouse, Party Room, Recreation Facilities, Recreation Room, Snow Removal, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Garage Remotes
Restrictions:	Adult Living, Age Restriction - 55+, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Bedroom · 14'7" × 10'5" ·
Main Floor	Bedroom · 13'2" × 10'1" ·
Main Floor	Kitchen · 19'4" × 11'4" ·
Main Floor	Living Room · 16'1" × 15'6" ·
Lower Level	Game Room · 32'4" × 14'5" ·
Lower Level	Storage · 21'7" × 19'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Central Vacuum, No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/216-coach-side-road-sw-calgary-a2347051/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.