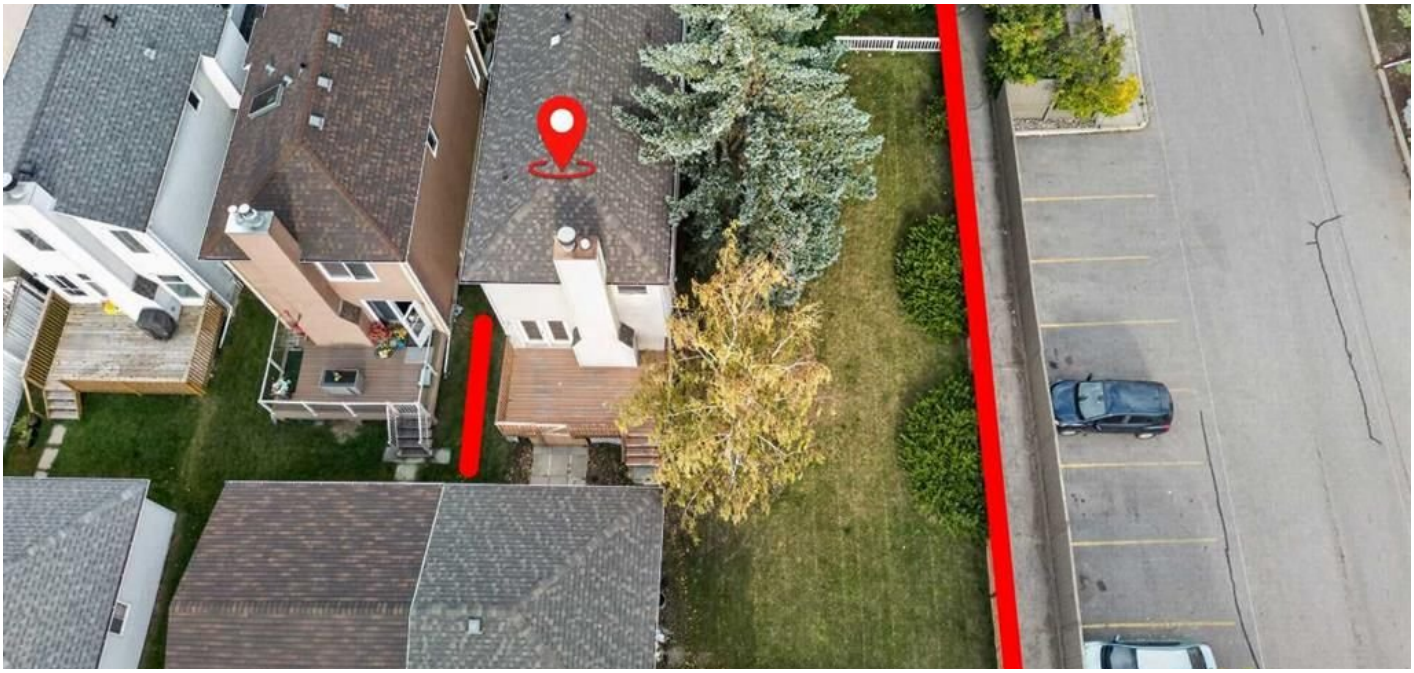
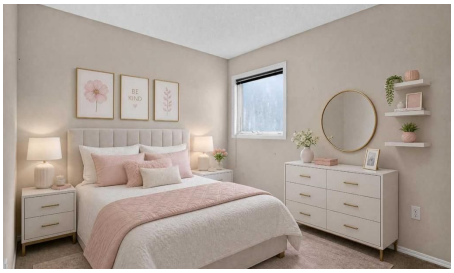
259 Coachway Road SW

Calgary | Active | MLS® A2347496

$550,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1990**	**1,538 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

ZONING - R-C2. SUBSTANTIAL COACH HILL LOT | QUIET CUL-DE-SAC | DOUBLE DETACHED GARAGE

Set on an expansive lot at the end of a quiet Coach Hill cul-de-sac, this fully finished three-bedroom, two-and-a-half-bathroom home presents an incredible canvas for contractors, investors, or buyers ready to build sweat equity. Featuring a solid structure and a double detached garage, the property is ready for a full interior transformation and major updates to bring it up to its highest potential.

The main and upper levels offer a functional floor plan with three spacious bedrooms, two full baths, and a powder room, while the lower level provides additional finished footprint to reconfigure into custom living or recreation space. Outdoor potential is where this property truly shines, anchored by an oversized backyard with endless room for custom landscaping, outdoor living, or future expansions. Air conditioning also provides comfort during those hot summer days!

Located in a established West Calgary neighborhood, the location offers fast access to Bow Trail for a quick downtown commute, nearby transit, top schools, and retail hubs at West Springs, Aspen Landing, and Westhills. Bring your contractor, bring your design vision, and take full advantage of this substantial lot and prime cul-de-sac location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347496
Bedrooms	3
Bathrooms	3
Year Built	1990
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,538 sq. ft.
Main Level Finished Area:	796 sq. ft.
Upper Level Finished Area:	742 sq. ft.
Below Grade Finished Area:	796 sq. ft.
Acreage:	No
Lot Area:	6,038 sq. ft.
Lot Frontage:	16'10"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1990 (Age: 36)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9010300
Heating:	Fireplace(s), Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Mixed, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, In Unit
City Quadrant:	Southwest
Community:	Coach Hill
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 4'10" × 4' ·
Main Floor	Living Room · 14'6" × 12' ·
Main Floor	Dining Room · 10'8" × 8'10" ·
Main Floor	Kitchen · 9'7" × 9'4" ·
Main Floor	Living Room · 16' × 11' ·
Upper Level	Bedroom - Primary · 12'3" × 12' ·
Upper Level	Bedroom · 12' × 9' ·
Upper Level	Bedroom · 10'8" × 9' ·
Basement	Family Room · 30'5" × 11'8" ·
Basement	Furnace/Utility Room · 16' × 14'10" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, Open Floorplan, Storage
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-C2
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/259-coachway-road-sw-calgary-a2347496/

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