

1 Coachway Green SW
Calgary, Alberta

MLS # A2202437



\$499,700

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Coach Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,426 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Treed | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Open Floorplan, Soaking Tub

Water: -

Sewer: -

Condo Fee: \$ 559

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: NA

Discover a rare opportunity to own a stunning end unit in this exceptionally well-managed and owner-run complex. This 2-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 a spacious vinyl plank front entry. The beautifully renovated kitchen is a chef's dream with a double oven, vented cooktop, dishwasher, and ample cupboard space. The adjacent dining area boasts a custom-built hutch with matching countertops and offers extra storage. Sliding patio doors open to a sunny deck and green space—perfect for relaxing on warm days. Just beyond the kitchen, the spacious living room is anchored by a cozy fireplace, WETT certified in 2024, offering warmth and ambiance. An impressive half bath also serves the main level. A stylish open staircase with glass panel railings set against a striking brick wall leads to the upper level. At the top, you'll find an open and flexible space ideal for an office, sitting room, or library. Further on, the oversized primary bedroom features two large closets and a spa-inspired ensuite with a built-in tub, an oversized glass and tile shower, and a double vanity with plenty of storage. The upper level is completed by another nice-sized bedroom next to a freshly renovated full bathroom with a welcoming tile and glass shower. Additional highlights include an attached garage with an extra parking pad and plenty of guest parking. This well-maintained complex has seen significant updates, including new windows, patio doors, and decks. New entry doors are scheduled for installation in summer 2025. Enjoy unparalleled convenience with close proximity to downtown Calgary, the C-Train, and a variety of shopping and dining destinations.

such as West District, Aspen Landing, Strathcona Square, and Signal Hill. Plus, with quick access to Stoney Trail, a mountain escape is always within reach. This turn-key home offers the perfect blend of condo convenience and detached home comfort in a sought-after, quiet neighborhood. Don't miss out—book your private showing today!