

# \$600,000 - 240 Coach Road Sw, Calgary

MLS® #A2249299

**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to your new sanctuary at 240 Coach Side Road SW, a stunning bungalow nestled in the heart of Calgary's desirable Coach Hill community. This exceptional 55-plus adult living condo offers a perfect blend of comfort, convenience, and style, making it an ideal retreat for those seeking a vibrant yet peaceful lifestyle.

As you step inside this inviting home, you will be greeted by a spacious and thoughtfully designed layout. Featuring three generous bedrooms and two well-appointed bathrooms, this property ensures ample space for relaxation and privacy. The finished walk-out basement adds versatility, perfect for hosting family gatherings or creating your own personal retreat.

One of the standout features of this bungalow is its charming private balcony, where you can enjoy morning coffees or evening sunsets while overlooking the beautifully landscaped surroundings. The corner lot provides additional privacy and a sense of openness, allowing you to fully embrace the tranquility of your new home.

Located in the sought-after Coach Hill area, you will find yourself surrounded by an abundance of amenities. Enjoy easy access to nearby parks, walking trails, and recreational facilities that encourage an active lifestyle. The community is also conveniently situated near



shopping centers, restaurants, and essential services, ensuring that everything you need is just a short drive away.

Coach Hill offers a welcoming atmosphere with a strong sense of community, making it an ideal place to forge new friendships and enjoy a fulfilling social life. With its picturesque views and mature trees, this neighborhood is a hidden gem in Calgary, perfect for those looking to embrace a relaxed and enriching lifestyle.

Donâ€™t miss your chance to call this beautiful bungalow home. Experience the perfect blend of comfort, community, and convenience at 240 Coach Side Road SW. Your new adventure awaits!

Built in 1988

**Essential Information**

MLS® #	A2249299
Price	\$600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,059
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	240 Coach Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 2T3

### Amenities

Amenities	Clubhouse, Parking, Party Room, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Courtyard, Garden, Lighting, Private Entrance, Uncovered Courtyard
Lot Description	Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 21st, 2025
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	eXp Realty
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