

# \$600,000 - 240 Coach Side 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.

Don'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 Side 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, Oven, Refrigerator, Washer/Dryer |
| 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 |
| Days on Market | 6                 |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.