

\$494,900 - 6 Coachway Green Sw, Calgary

MLS® #A2250852

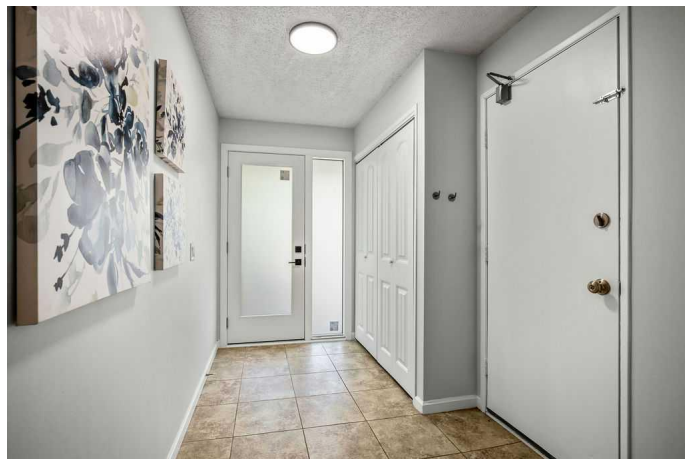
\$494,900

3 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Prime location meets move-in ready comfort in this exceptional townhome at 6 Coachway Green SW. Enjoy the perfect blend of quick access to downtown Calgary and the tranquility of a mature, suburban neighborhood. Located in a peaceful, well-managed complex, this home is just minutes from top-rated schools, shopping, public transit, and offers easy access to Highway 1—ideal for weekend getaways to Banff. This rare 3-bedroom, 2.5-bathroom townhome offers thoughtful updates and enduring charm, all set in a serene environment with towering trees, & manicured grounds. A newly installed front entrance door enhances both curb appeal and energy efficiency. Inside, the open and airy floor plan features continuous luxury vinyl plank flooring and fresh, neutral paint throughout. The kitchen provides ample storage and seamlessly connects to the main living areas. Host family dinners in the generous dining area or unwind in the cozy living room with a welcoming fireplace—perfect for chilly evenings. Sliding patio doors open to a sunny deck and green space, ideal for relaxing or letting the kids play outdoors. Upstairs, you™ll find three spacious bedrooms, including a large primary suite with plenty of closet space and a private four-piece ensuite. A second four-piece bathroom completes the upper level. The basement features a versatile room complete with a built-in desk, making it the perfect space for a home office, study



area, or gaming setup—whatever suits your lifestyle. The laundry is conveniently located in the utility room, keeping it tucked away yet easily accessible. Additional highlights include an attached garage with a driveway for extra parking, plus ample guest parking nearby. The complex has undergone significant upgrades, including new windows, patio doors, and decks, as well as recent landscaping improvements. The new front entrance door on this unit has already been installed. Enjoy unbeatable convenience with access to the C-Train and major bus routes, and proximity to shopping and dining destinations like West District, Aspen Landing, Signal Hill, and more. Quick access to Stoney Trail makes navigating the city or heading to the mountains effortless. This is a true turn-key home in a quiet, desirable neighborhood. Book your private showing today.

Built in 1982

Essential Information

MLS® #	A2250852
Price	\$494,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	6 Coachway Green Sw
Subdivision	Coach Hill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H1V8

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Electric Oven, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Brush, Cleared, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	10
Zoning	M-CG d44

Listing Details

Listing Office	CIR 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.