



GRASSROOTS
REALTY GROUP

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208 Coach Side Road SW
Calgary, Alberta

MLS # A2241000



\$519,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	888 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Sauna, Storage		

Inclusions: N/A

Welcome to this charming and thoughtfully designed townhouse in a peaceful 50+ community in West Calgary—an unbeatable location close to downtown, transit (including Stoney Trail access), parks, shopping, and everyday amenities. This low-maintenance gem has been in the same family since it was built. Designed with comfort and functionality in mind, the open-concept main floor is filled with natural light and features two bedrooms and a full bathroom. The spacious kitchen and living areas flow seamlessly, ideal for easy living and entertaining. And Enjoy the beautiful picture windows that overlook the peaceful greenspace behind. Central air keeps things cool in the summer, while the west-facing back deck—complete with a gas BBQ hookup—is the perfect place to enjoy family, friends and beautiful sunsets. The fully developed basement was custom-built to accommodate a live-in caregiver, offering a private retreat with a den that could be used as a future 3rd bedroom (with an easy window modification). It also showcases a large living room, walk-in closet, full bathroom, wet bar, with even enough space for a microwave and mini fridge—not to mention a personal sauna for ultimate relaxation! Other highlights include a huge laundry room, a hidden storage space tucked under the stairs, beautifully landscaped surroundings that require minimal upkeep, and a single attached garage with shelving for all your seasonal gear and toys. This is your chance to own a lovingly maintained home with unique, senior-friendly features in a quiet and well-established community. Located steps to parks, shopping and provides easy access to Bow Trail, Stoney Trail, Stoney Trail and Highway 1. Don't miss it!