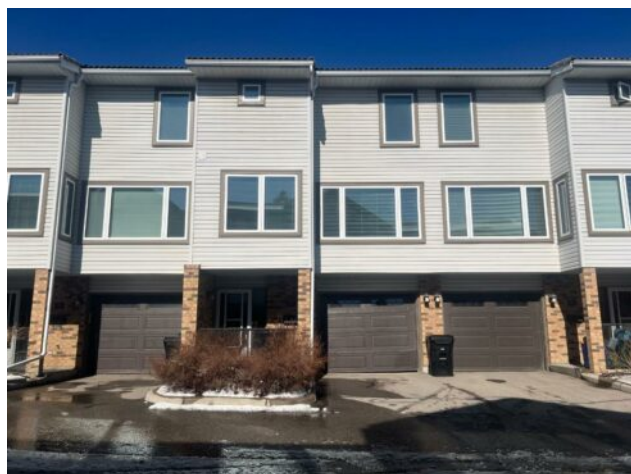


93 Coachway Gardens SW
Calgary, Alberta

MLS # A2225765



\$412,500

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,285 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 455
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Hood Fan

From date of possession, SELLER WILL PAY 6 MONTHS OF CONDO FEES on behalf of buyer with a firm sale by July 30.
Exceptional Value on the West side of the City with over 1,600 square feet of developed living space. This townhome has been freshly painted throughout and offers 3 bedrooms, 2.5 bathrooms, and a single attached garage. Main floor has a bright, open entryway, attached garage, 2-piece bathroom, laundry room and storage. The second floor offers a spacious open concept floor plan featuring a large living room with wood burning fireplace that exits onto a covered East facing balcony and walking path. The living room leads to the dining room and kitchen with lots of cabinets. The third floor features a spacious primary bedroom with lots of closet space and a 3-piece ensuite. 2 additional good-sized bedrooms, 4-piece bathroom and linen closet complete this level. New Garage door installed May 1, 2025. Conveniently located close to schools, shopping, grocery stores, fitness and much more! Easy access to Bow Trail and only a 15-minute commute to Downtown Calgary. Put this on your "must see" list. Call now to book your private viewing.