

## 12 Coachway Gardens SW Calgary, Alberta

**MLS # A2228167**



# \$410,000

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, In		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours B		
<b>Heating:</b>	Central, Fireplace(s), Natural Gas		<b>Water:</b> -
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Wood		<b>Sewer:</b> -
<b>Roof:</b>	Clay Tile		<b>Condo Fee:</b> \$ 455
<b>Basement:</b>	Finished, Full, Walk-Out To Grade		<b>LLD:</b> -
<b>Exterior:</b>	Brick, Vinyl Siding		<b>Zoning:</b> M-CG d44
<b>Foundation:</b>	Poured Concrete		<b>Utilities:</b> -
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautiful townhouse located in the desirable southwest community of Coach Hill. Featuring 3 bedrooms, 2.5 bathrooms, an attached single garage plus an additional exterior parking stall, this home offers functional space for comfortable living. The entry level welcomes you with a spacious foyer, a convenient laundry room, a 2-piece bath, extra storage, and access to the garage. Upstairs, the main living area features a large south-facing dining area and a generously sized living room with a cozy wood-burning fireplace. The adjoining kitchen is well laid out with ample cabinetry and workspace. On the top floor, you'll find three spacious bedrooms, including a large primary suite with plenty of closet space and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and a linen closet complete this level. This well-run complex features newer windows and a durable clay tile roof. Ideally located near schools, shopping, fitness centres, grocery stores, and just minutes from Bow Trail and Stoney Trail—offering quick access downtown (15 minutes) and to Highway 1 (5 minutes) on your way to the mountains. A must-see property—perfect for first-time buyers or a savvy investment! Book your private tour today. The Seller is willing to pay 6 months of condo fees from the time of closing.