

## 38 Coachway Gardens SW Calgary, Alberta

**MLS # A2205185**



# \$415,900

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Sloped Down		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 539
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** None

Price Reduced! Welcome to Coachway Gardens townhomes in the sought after community of Coach Hill. These 3 bedrooms, 2.5 baths and Single attached Garage awaits a new owner. As you enter the main floor, there is kitchen, dining room, the living room with corner wood fireplace, 2 pc. Bathroom, sliding door to access the rear deck, and inside door access to the single garage. Upper floor consists of Primary bedroom with a 3 pc. Ensuite, 2 good size bedrooms and a community 4 pc. baths Basement is fully developed with Rec. room, laundry in the utility room. The Coachway Gardens townhomes are well-managed, conveniently located close to schools, nearby groceries, shopping, restaurants, easy access to Bow Trail and the new Ring Road, steps away to bus stop and just minutes drive to downtown. Be the first to show and Act!