

38 Coachway Gardens SW Calgary, Alberta

MLS # A2205185



\$415,900

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

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

Inclusions:	None
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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. Upgrades include New Furnace, New Humidifier, Newer Hot water tank (1 year old) New Stove. All carpets had been professionally steamed cleaned. 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!