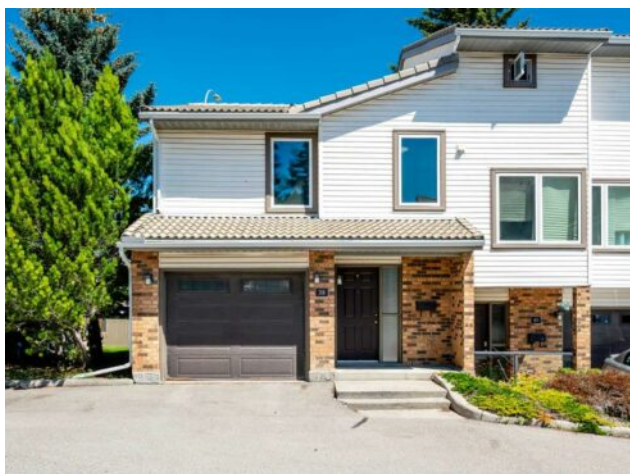


38 Coachway Gardens SW
Calgary, Alberta

MLS # A2243586



\$419,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Other		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 539
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Recessed Lighting, Vinyl Windows		

Inclusions:	Garage Remote control
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Reduced!!! Welcome to Coachway Gardens in the sought after community of Coach Hill SW! This stunning townhouse offers over 1,700 sq. ft. of living space, including a fully developed basement. With 3 spacious bedrooms, master bedroom with 3 pc. Ensuite, 4pc bath for common use and 2 pc, bath on the main floor all total of 2.5 bathrooms, this home is perfect for families or those seeking extra space. Step inside to find freshly painted interiors in neutral tones, complemented by new luxury vinyl plank flooring, and gas fireplace on the main level. The modern kitchen features a brand-new electric stove and hood fan, along with updated light fixtures that brighten every corner. Recent upgrades include a high-efficiency furnace, hot water tank, and humidifier, ensuring comfort and efficiency year-round. The plumbing has also been enhanced with PEX piping for added peace of mind. Enjoy the convenience of a single attached garage and easy access to a variety of amenities, shopping centers, parks and schools. Plus, with public transportation just a short walk away, commuting is a breeze. Don't miss the opportunity to make this beautiful townhouse your new home!