



**12 Coachway Gardens SW
Calgary, Alberta**

MLS # A2228167



\$410,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,203 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, In		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours B		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Wood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 455
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this well-managed 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.