



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**205, 829 Coach Bluff Crescent SW**  
**Calgary, Alberta**

**MLS # A2241403**



**\$339,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance La		

**Heating:** Central, Floor Furnace, Natural Gas

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt

**Basement:** Full, Unfinished

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 535

**LLD:** -

**Zoning:** M-C1 d38

**Utilities:** -

**Inclusions:** None

GREAT TOWNHOME in the ESTABLISHED COMMUNITY of Coach Hill - get out of RENTING or APARTMENT LIVING for a GOOD PRICE!!! This CUTE unit has EVERYTHING you might NEED w/over 884 sq ft of DEVELOPED living space, ATTRACTIVE landscaping on the common area lot, Welcoming ENTRANCE w/front Closet, LAMINATE flooring, Living room w/CORNER fireplace, BUILT-IN unit, access to the SPACIOUS back patio + green area, adjoining Dining room, Kitchen w/MATCHING appliances, windows over the SINK, + ATTRACTIVE cabinetry, Upstairs w/large MASTER Bedroom, 2nd Bedroom, 4 pc Bath, + LINEN Closet. Basement could use YOUR finishing touches, + also features CONVENIENT In-Suite LAUNDRY. ENJOYABLE back yard space will be GREAT for APPRECIATING the SUNSETS! EASY ACCESS to Bow Trail to get to DOWNTOWN or OUT OF TOWN quickly, + the FUTURE RINGROAD will mean that you can get anywhere you want, FAST! DON'T DELAY, book your SHOWING TODAY!