



GRASSROOTS
REALTY GROUP

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

MLS # A2241403



\$339,000

Division:	Coach Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	961 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	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!