

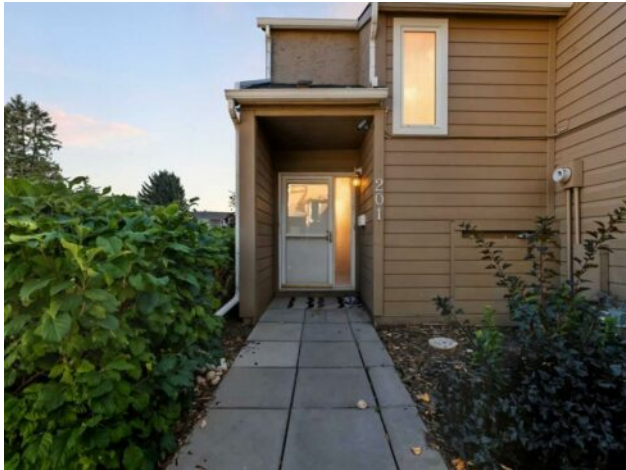


**GRASSROOTS**  
REALTY GROUP

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**201, 829 Coach Bluff Crescent SW  
Calgary, Alberta**

**MLS # A2260118**



**\$339,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d38
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** NONE

Welcome to this bright and spacious two bedroom, two bathroom townhome located in the desirable community of Coach Hill in Southwest Calgary. This well-maintained home offers a functional layout with a comfortable main living area and large windows that fill the space with natural light. The kitchen is thoughtfully designed with plenty of cabinetry and flows into a dining area that opens onto your private deck, perfect for relaxing or entertaining. Upstairs you'll find two generously sized bedrooms and a full bathroom. The fully developed basement provides additional living space, ideal for a family room, home office, or fitness area. Added convenience comes with in-suite laundry and ample storage throughout. Situated in a quiet, well-kept complex with easy access to schools, parks, shopping, and major roadways, this townhome combines comfort and convenience in a sought-after SW location.