



GRASSROOTS
REALTY GROUP

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215 Coachway Lane SW
Calgary, Alberta

MLS # A2262406



\$399,900

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,372 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Other, Treed		

Heating:	Fireplace(s), Forced Air, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 539
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Other, Unknown, Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Immaculate 3-Bedroom Townhouse in a Prime Location! Discover the perfect blend of comfort, convenience, and value in this beautifully maintained 3-bedrooms, 2.5-bathrooms townhouse. Ideal for families, first-time buyers, or savvy investors, this home features a bright and open floor plan with a spacious living area, modern kitchen, and dining space perfect for entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private ensuite and ample closet space. Enjoy the added convenience of an attached single garage, providing both parking and extra storage. The home has been meticulously cared for, offering a move-in-ready experience with no detail overlooked. Located just minutes from all major amenities — including schools, shopping, dining, and public transit — this home is also very close to a nearby playground, making it ideal for young families. Whether you're looking for your next home or a smart investment, this townhouse delivers comfort, location, and lasting value. Don't miss this opportunity to own this beautiful unit.