



**216 Coachway Lane SW  
Calgary, Alberta**

**MLS # A2288871**



**\$405,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 555
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, Storage, Track Lighting, Vinyl Windows		

**Inclusions:** Garage Refrigerator

**\*\* OPEN HOUSE SATURDAY FEB 28, 11 - 1Pm \*\*** Welcome to this stylishly updated townhome tucked away in the highly sought-after community of Coach Hill! This two-storey unit offers the perfect blend of style, comfort, and convenience, complete with a single front attached garage and plenty of living space for today's modern family. Step inside and you'll find a bright, open main floor featuring hardwood flooring and updated tiles throughout. The kitchen is a highlight, showcasing granite countertops, fresh cabinetry, and modern finishes. A spacious dining room and a cozy breakfast nook provide plenty of room for both entertaining and everyday meals, while the inviting living room complete with a brick fireplace, creates the perfect spot to unwind. Off the living room, a private patio surrounded by mature trees offers a peaceful outdoor retreat right at your doorstep. Upstairs, you'll find three generous bedrooms, including a primary suite with a wall of closets and a private 3-piece ensuite. You will love the updated stylish bathrooms, with newer vanities, tiles and fixtures. The additional bedrooms share a full bathroom with a relaxing tub, ideal for kids or guests. The fully finished basement adds even more value, featuring a warm and inviting rec room perfect for movie nights or a home gym plus a large laundry and storage area. Set in a quiet, well-kept complex close to parks, pathways, shopping, and easy access to downtown, this townhome offers an incredible lifestyle opportunity in one of Calgary's established west-end communities.