



**93 Coachway Gardens SW
Calgary, Alberta**

MLS # A2196324



\$435,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,285 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 459
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Hood Fan

Exceptional Value on the West side of the City with over 1,600 square feet of developed living space. This townhome has been freshly painted throughout and offers 3 bedrooms, 2.5 bathrooms, and a single attached garage. Main floor has a bright, open entryway, attached garage, 2-piece bathroom, laundry room and storage. The second floor offers a spacious open concept floor plan featuring a large living room with wood burning fireplace that exits onto a covered East facing balcony and walking path. The living room leads to the dining room and kitchen with lots of cabinets. The third floor features a spacious primary bedroom with lots of closet space and a 3-piece ensuite. 2 additional good-sized bedrooms, 4-piece bathroom and linen closet complete this level. Conveniently located close to schools, shopping, grocery stores, fitness and much more! Easy access to Bow Trail and only a 15-minute commute to Downtown Calgary. Put this on your "must see" list. Call now to book your private viewing.