



**GRASSROOTS**  
REALTY GROUP

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212 Coachway Lane SW  
Calgary, Alberta

MLS # A2197724



**\$549,900**

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 539
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to this beautifully renovated end-unit townhouse, offering the perfect blend of style, comfort, and functionality. With 3 spacious bedrooms, 2.5 bathrooms, and an attached garage with additional storage space, this move-in-ready home is sure to impress. Step inside to discover a thoughtfully designed main level featuring premium LVP flooring, smooth ceilings, fresh paint, "baseboards, new lighting, window coverings, and a cozy Marquis remote-controlled gas fireplace in the stylish living room. The chef's kitchen boasts stainless steel appliances — including a gas range — granite countertops, and ample cupboard space. Adjacent to the kitchen, the bright and sunny dining nook is perfect for hosting family dinners or entertaining friends. You'll also love the large, private deck equipped with a BBQ gas line — ideal for outdoor gatherings. Completing the main level is a convenient 2pc bathroom, and access to your attached garage. Upstairs, you'll find three generously sized bedrooms, including a king-sized primary suite with wall-to-wall closet space and a private ensuite bathroom. An additional full bathroom complements the upper level. The finished basement, currently used for storage and laundry, offers endless possibilities — transform it into a family room, home theatre, office space, or whatever suits your lifestyle. As a unique perk, only end units in the complex benefit from having a basement. Additional upgrades include the removal of all poly-b plumbing, a new high-efficiency furnace, hot water tank, updated windows and doors, and more! Situated in a well-managed complex with strong financials and responsible owners, with a reasonable condo fee that includes water. Don't miss the opportunity to make this fabulous townhouse your new home!

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