



**GRASSROOTS**  
REALTY GROUP

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**103, 829 Coach Bluff Crescent SW  
Calgary, Alberta**

**MLS # A2204431**



**\$405,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 527
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

Tremendous value in this fully RENOVATED townhome from top to bottom! Make your way inside to your brand new kitchen with gleaming QUARTZ countertops, new appliances, new backsplash and new cabinetry! Plenty of storage space in your new island and seating for 4. In addition there is a built-in pantry for additional storage and an added half bathroom on this level. The sunny & bright living room overlooks the greenspace which is a perfect spot to let your dog roam free before hitting the fabulous trails and pathways that Coach Hill has to offer, that connects you to ALL of the amenities of the West End. There is AMPLE street parking so if you have multiple vehicles, this is a great and easy option with tons of parking just off your patio. Don't forget about the large greenspace just down the street with a skating rink in the winter, movies in the park in the summer & much more! Upstairs is two spacious bedrooms both freshly painted and a tastefully updated bathroom with new vanity, flooring & tub. The brand new and fully developed basement offers almost 400SF of additional living space, and perfect for hosting friends & family with a large open recreation space, under the stair storage and your laundry room.