



GRASSROOTS
REALTY GROUP

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22 Coachway Gardens SW
Calgary, Alberta

MLS # A2210307



\$408,800

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,242 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Paved, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours B		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 450
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Storage		
Inclusions:	N/A		

Welcome to this beautiful and well-maintained townhouse in the highly desirable southwest community of Coach Hill, offering exceptional value on the West side of the city with almost 1,600 sq. ft. of developed living space. Featuring 3 bedrooms, 2.5 bathrooms, and a single attached garage, this home provides functional and comfortable living for first-time buyers, growing families, or savvy investors. The entry level welcomes you with a bright foyer with brand new flooring, convenient laundry room, a 2-piece bathroom, extra storage, and direct access to the garage. Upstairs, the main living area boasts a spacious south-facing dining room and a large living room with a cozy wood-burning fireplace, leading to a covered east-facing balcony. The adjoining kitchen offers ample cabinetry and workspace for all your culinary needs. On the top floor, you'll find a generous primary suite with plenty of closet space and a private 3-piece ensuite. Two additional good-sized bedrooms, a full 4-piece bathroom, and a linen closet complete this level. This well-run complex features newer windows and a durable clay tile roof. Ideally located close to schools, shopping, grocery stores, fitness centres, and just minutes to Bow Trail and Stoney Trail—offering a quick 15-minute commute to downtown Calgary and only 5 minutes to Highway 1 for an easy trip to the mountains. A must-see property—book your private viewing today!