

**56 Coachway Gardens SW
Calgary, Alberta**

MLS # A2167299



\$439,900

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|------------------|---------------------------|---------------|-------------------|
| Division: | Coach Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 1,553 sq.ft. | Age: | 1988 (36 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Clay Tile

Basement: None

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 441

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: Hood Fan

Exceptional Value on the West side of the City! With over 1,500 square feet of developed living space, this townhome offers 3 bedrooms, 2.5 bathrooms, and a single attached garage. Freshly painted throughout,. New arborite countertops in kitchen and all 3 bathrooms. New mirrors in both bathrooms upstairs. New tile backsplash and lino in kitchen. Main floor has a bright, open entryway, attached garage, 2-piece bathroom, laundry room and storage. The second floor offers a spacious floor plan featuring a large living room with wood burning fireplace, covered north east facing balcony, dining area and a bright 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.