

**56 Coachway Gardens SW
Calgary, Alberta**

MLS # A2167299



\$449,900

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	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 441
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

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 will be installed in both bathrooms upstairs. New tile backsplash in kitchen and new lino to be installed next week. 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.