

**93 Coachway Gardens SW**  
**Calgary, Alberta**

**MLS # A2196324**



**\$435,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Laminate, Linoleum

**Roof:** Clay Tile

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 459

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** Hood Fan

Exceptional Value on the West side of the City with over 1,600 square feet of developed living space. This townhome has been freshly painted throughout and offers 3 bedrooms, 2.5 bathrooms, and a single attached garage. Main floor has a bright, open entryway, attached garage, 2-piece bathroom, laundry room and storage. The second floor offers a spacious open concept floor plan featuring a large living room with wood burning fireplace that exits onto a covered East facing balcony and walking path. The living room leads to the dining room and 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.