

# \$415,900 - 38 Coachway Gardens Sw, Calgary

MLS® #A2205185

**\$415,900**

3 Bedroom, 3.00 Bathroom, 1,241 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Price Reduced! Welcome to Coachway Gardens townhomes in the sought after community of Coach Hill. These 3 bedrooms, 2.5 baths and Single attached Garage awaits a new owner. As you enter the main floor, there is kitchen, dining room, the living room with corner wood fireplace, 2 pc. Bathroom, sliding door to access the rear deck, and inside door access to the single garage. Upper floor consists of Primary bedroom with a 3 pc. Ensuite, 2 good size bedrooms and a community 4 pc. baths. Upgrades include New Furnace, New Humidifier, Newer Hot water tank (1 year old) New Stove. All carpets had been professionally steamed cleaned. Basement is fully developed with Rec. room, laundry in the utility room.

The Coachway Gardens townhomes are well-managed, conveniently located close to schools, nearby groceries, shopping, restaurants, easy access to Bow Trail and the new Ring Road, steps away to bus stop and just minutes drive to downtown.

Be the first to show and Act!

Built in 1988

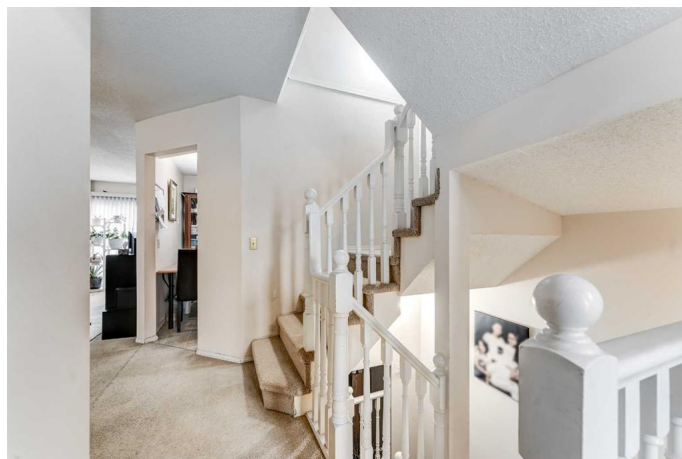
## Essential Information

MLS® # A2205185

Price \$415,900

Bedrooms 3

Bathrooms 3.00



Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	38 Coachway Gardens Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V9

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Brick Facing, Glass Doors, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Sloped Down

Roof	Clay Tile
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	84
Zoning	M-CG

### **Listing Details**

Listing Office	First Place Realty
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