



# 12 Coachway Gardens Calgary Alberta

\$410,000

Welcome to this well-managed townhouse located in the desirable southwest community of Coach Hill. Featuring 3 bedrooms, 2.5 bathrooms, an attached single garage plus an additional exterior parking stall, this home offers functional space for comfortable living. The entry level welcomes you with a spacious foyer, a convenient laundry room, a 2-piece bath, extra storage, and access to the garage. Upstairs, the main living area features a large south-facing dining area and a generously sized living room with a cozy wood-burning fireplace. The adjoining kitchen is well laid out with ample cabinetry and workspace. On the top floor, you'll find three spacious bedrooms, including a large primary suite with plenty of closet space and a private 3-piece ensuite. Two additional 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 near schools, shopping, fitness centres, grocery stores, and just minutes from Bow Trail and Stoney Trail—offering quick access downtown (15 minutes) and to Highway 1 (5 minutes) on your way to the mountains. A must-see property—perfect for first-time buyers or a savvy investment! Book your private tour today. (id:6769)

Other 15.83 Ft x 8.75 Ft  
 Laundry room 10.33 Ft x 5.33 Ft  
 2pc Bathroom 7.08 Ft x 2.92 Ft  
 Furnace 5.67 Ft x 10.42 Ft  
 Kitchen 11.67 Ft x 8.83 Ft  
 Dining room 9.42 Ft x 10.00 Ft  
 Living room 21.08 Ft x 10.33 Ft

Other 7.83 Ft x 8.75 Ft  
 4pc Bathroom 5.25 Ft x 8.67 Ft  
 Primary Bedroom 14.67 Ft x 10.58 Ft  
 3pc Bathroom 5.92 Ft x 8.67 Ft  
 Bedroom 12.58 Ft x 10.50 Ft  
 Bedroom 10.42 Ft x 8.67 Ft

Listing Presented By:



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