



## 12 Coachway Gardens Calgary Alberta

\$384,900

Freshly Updated home with new paint, and updated kitchen - this 3-bedroom, 2.5-bathroom townhouse is ready for its next chapter. Perfectly situated in the desirable southwest community of Coach Hill, this well-managed complex offers comfort, convenience, and peace of mind. Step inside to a welcoming entry level featuring a spacious foyer, convenient laundry, 2-piece bath, extra storage, and direct access to your attached single garage (plus an additional parking space right in front). On the second floor, you'll find a bright and welcoming living space. The south-facing dining room is filled with natural light and flows seamlessly into a generously sized living room with a cozy wood-burning fireplace. Just off the dining area, the sunlit kitchen is thoughtfully designed with ample cabinetry and counter space--perfect for everyday living and entertaining. The top floor is home to three generously sized bedrooms, including a large primary suite with ample closet space and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bath, and a linen closet complete this level. This well-maintained complex boasts newer windows and a long-lasting clay tile roof. The location can't be beat--close to schools, shopping, fitness centres, and grocery stores, with quick access to Bow Trail, Stoney Trail, downtown (just 15 minutes), and Highway 1 for an easy getaway to the mountains. A must-see property--ideal for first-time buyers, young families, or a savvy investor. Book your private showing 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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**RE/MAX Realty Professionals**

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