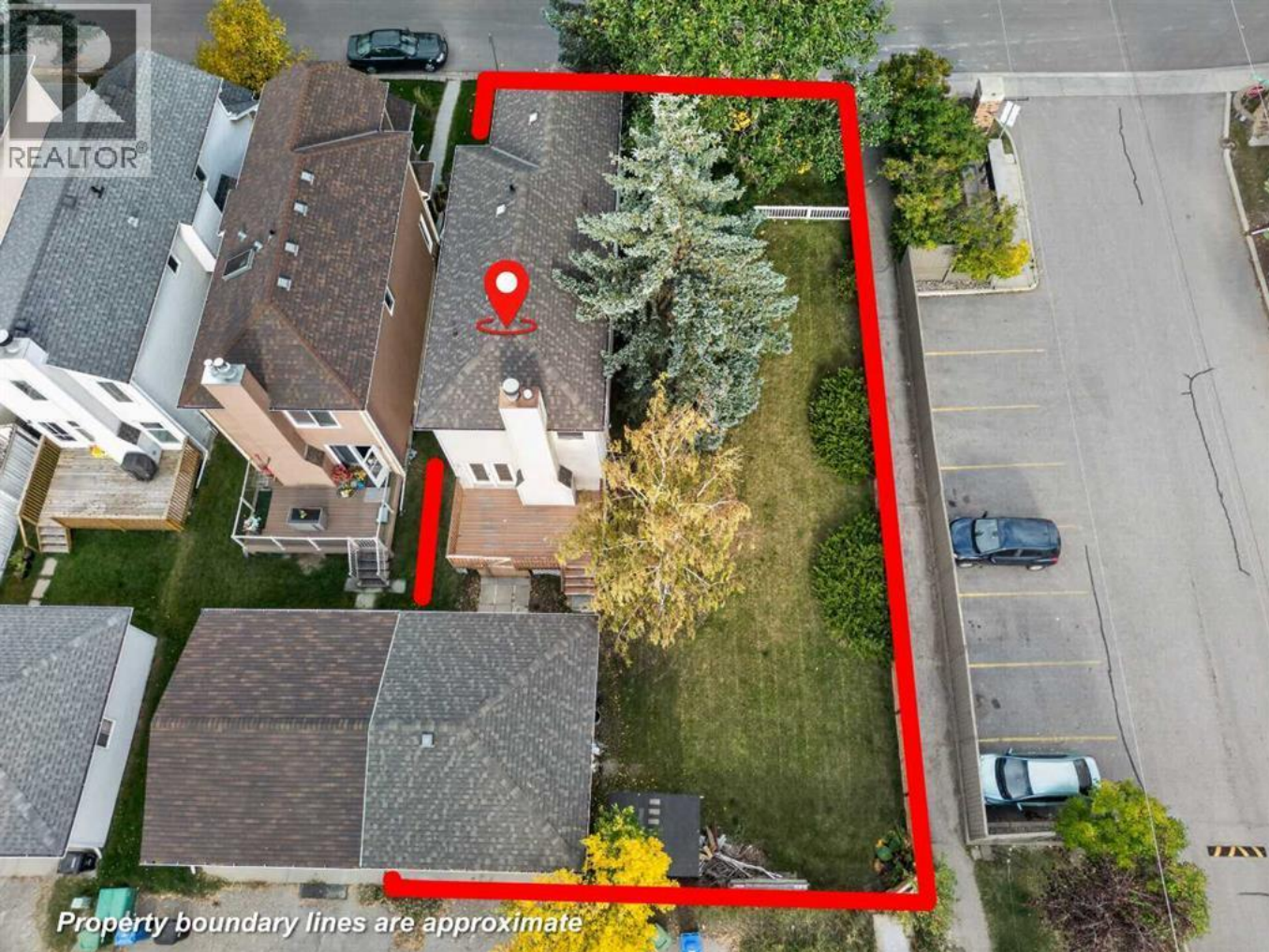




259 Coachway Road Calgary Alberta

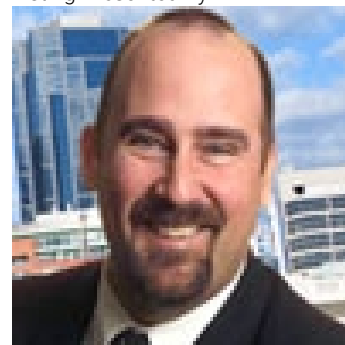
\$650,000

OPEN HOUSE SATURDAY OCTOBER 3 (12:00pm-2:00pm). ZONING - R-C2. SUBSTANTIAL COACH HILL LOT | QUIET CUL-DE-SAC | DOUBLE DETACHED GARAGESet on an expansive lot at the end of a quiet Coach Hill cul-de-sac, this fully finished three-bedroom, two-and-a-half-bathroom home presents an incredible canvas for contractors, investors, or buyers ready to build sweat equity. Featuring a solid structure and a double detached garage, the property is ready for a full interior transformation and major updates to bring it up to its highest potential. The main and upper levels offer a functional floor plan with three spacious bedrooms, two full baths, and a powder room, while the lower level provides additional finished footprint to reconfigure into custom living or recreation space. Outdoor potential is where this property truly shines, anchored by an oversized backyard with endless room for custom landscaping, outdoor living, or future expansions. Air conditioning also provides comfort during those hot summer days! Located in an established West Calgary neighborhood, the location offers fast access to Bow Trail for a quick downtown commute, nearby transit, top schools, and retail hubs at West Springs, Aspen Landing, and Westhills. Bring your contractor, bring your design vision, and take full advantage of this substantial lot and prime cul-de-sac location. (id:6769)

Family room 11.67 Ft x 30.42 Ft
Furnace 14.83 Ft x 16.00 Ft
Other 4.00 Ft x 4.83 Ft
Living room 12.00 Ft x 14.50 Ft
Dining room 8.83 Ft x 10.67 Ft
Kitchen 9.33 Ft x 9.58 Ft
Living room 11.00 Ft x 16.00 Ft

2pc Bathroom 4.42 Ft x 5.00 Ft
Primary Bedroom 12.00 Ft x 12.25 Ft
Bedroom 9.00 Ft x 12.00 Ft
Bedroom 9.00 Ft x 10.67 Ft
4pc Bathroom 5.00 Ft x 9.00 Ft
4pc Bathroom 8.25 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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