



## 56 Coachway Gardens Calgary Alberta

\$449,900

Exceptional Value on the West side of the City! With over 1,500 square feet of developed living space, this townhome offers 3 bedrooms, 2.5 bathrooms, and a single attached garage. Freshly painted throughout,. New arborite countertops in kitchen and all 3 bathrooms. New mirrors will be installed in both bathrooms upstairs. New tile backsplash in kitchen and new lino to be installed next week. Main floor has a bright, open entryway, attached garage, 2-piece bathroom, laundry room and storage. The second floor offers a spacious floor plan featuring a large living room with wood burning fireplace, covered north east facing balcony, dining area and a bright 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. (id:6769)

Laundry room 7.00 Ft x 5.33 Ft

Furnace 10.50 Ft x 5.75 Ft

Foyer 6.42 Ft x 6.08 Ft

2pc Bathroom 7.00 Ft x 2.92 Ft

Living room 21.17 Ft x 10.33 Ft

Kitchen 11.92 Ft x 8.67 Ft

Dining room 10.00 Ft x 8.58 Ft

Other 8.75 Ft x 7.58 Ft

Primary Bedroom 13.58 Ft x 10.42 Ft

Bedroom 10.33 Ft x 9.58 Ft

Bedroom 10.42 Ft x 8.75 Ft

3pc Bathroom 8.67 Ft x 5.92 Ft

4pc Bathroom 8.67 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://tasaria.remax.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca