



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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12 Coachway Gardens SW Calgary, Alberta

MLS # A2228167



\$410,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,203 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, In		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours B		

Heating: Central, Fireplace(s), Natural Gas

Floors: Carpet, Ceramic Tile, Linoleum, Wood

Roof: Clay Tile

Basement: Finished, Full, Walk-Out To Grade

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, No Animal Home, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 455

LLD: -

Zoning: M-CG d44

Utilities: -

Inclusions: N/A

Welcome to this beautiful 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. The Seller is willing to pay 6 months of condo fees from the time of closing.