



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

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205, 829 Coach Bluff Crescent SW
Calgary, Alberta

MLS # A2241403



\$339,000

Heating:	Central, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 535
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	None		

GREAT TOWNHOME in the ESTABLISHED COMMUNITY of Coach Hill - get out of RENTING or APARTMENT LIVING for a GOOD PRICE!!! This CUTE unit has EVERYTHING you might NEED w/over 884 sq ft of DEVELOPED living space, ATTRACTIVE landscaping on the common area lot, Welcoming ENTRANCE w/front Closet, LAMINATE flooring, Living room w/CORNER fireplace, BUILT-IN unit, access to the SPACIOUS back patio + green area, adjoining Dining room, Kitchen w/MATCHING appliances, windows over the SINK, + ATTRACTIVE cabinetry, Upstairs w/large MASTER Bedroom, 2nd Bedroom, 4 pc Bath, + LINEN Closet. Basement could use YOUR finishing touches, + also features CONVENIENT In-Suite LAUNDRY. ENJOYABLE back yard space will be GREAT for APPRECIATING the SUNSETS! EASY ACCESS to Bow Trail to get to DOWNTOWN or OUT OF TOWN quickly, + the FUTURE RINGROAD will mean that you can get anywhere you want, FAST! DON'T DELAY, book your SHOWING TODAY!