

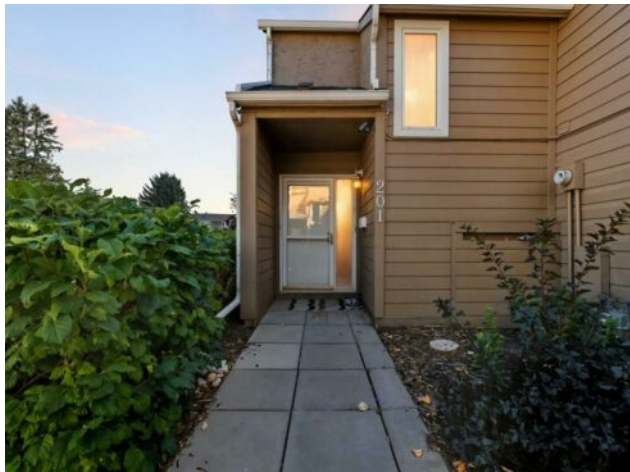


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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201, 829 Coach Bluff Crescent SW
Calgary, Alberta

MLS # A2260118



\$329,900

Division:	Coach Hill		
Type:	Residential/Other		
Style:	2 Storey		
Size:	997 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level, Low Maintenance Landscaping		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 537
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	NONE		

Welcome to this bright and spacious two bedroom, two bathroom townhome located in the desirable community of Coach Hill in Southwest Calgary. This well-maintained home offers a functional layout with a comfortable main living area and large windows that fill the space with natural light. The kitchen is thoughtfully designed with plenty of cabinetry and flows into a dining area that opens onto your private deck, perfect for relaxing or entertaining. Upstairs you’ll find two generously sized bedrooms and a full bathroom. The fully developed basement provides additional living space, ideal for a family room, home office, or fitness area. Added convenience comes with in-suite laundry and ample storage throughout. Situated in a quiet, well-kept complex with easy access to schools, parks, shopping, and major roadways, this townhome combines comfort and convenience in a sought-after SW location.