



THE
A-TEAM

**RE/MAX
FIRST**

83 COACHWAY Gardens, Calgary T3H 2V9

MLS®#: **A2138879**

Area: **Coach Hill**

Listing Date: **08/20/24**

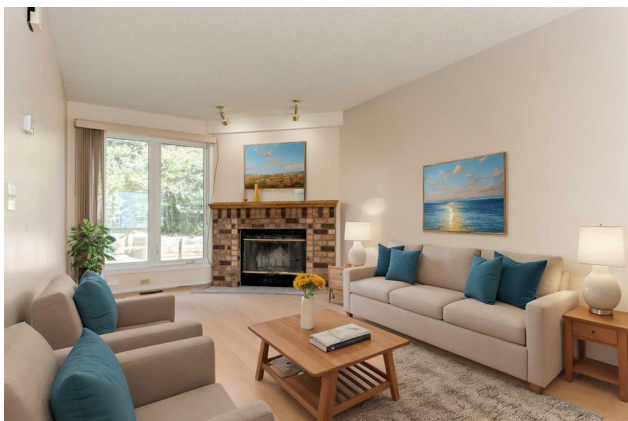
List Price: **\$420,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area
Abv Sqft: **1,189**
Low Sqft:
Ttl Sqft: **1,189**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

29
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Open Floorplan,See Remarks,Vinyl Windows**
Utilities: **Natural Gas Paid,Electricity Paid For,Heating Paid For**

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Third	8`8" x 5`10"
Bedroom - Primary	Third	12`7" x 14`7"
Bedroom	Third	10`6" x 14`0"
Living/Dining Room Combination	Second	13`11" x 21`7"
2pc Bathroom	Main	3`0" x 7`3"
Living/Dining Room Combination	Second	10`1" x 8`6"

Room	Level	Dimensions
4pc Bathroom	Third	8`8" x 5`3"
Bedroom	Third	8`9" x 10`8"
Kitchen	Second	8`9" x 11`6"
Laundry	Main	5`6" x 9`11"
Furnace/Utility Room	Main	10`5" x 5`7"

Legal/Tax/Financial

Condo Fee:
\$441

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MGC

Legal Desc: **9012286**

Remarks

Pub Rmks: **Begin your homeownership journey here! This three-bedroom, three-story townhome offers a well-designed layout and an attached single garage with inside access to the foyer. The main level features a practical floor plan with a foyer, storage room, two-piece bath, laundry, and utility room. Head upstairs to find a private balcony, an open living/dining area with a brick-faced wood-burning fireplace, and a kitchen that flows seamlessly into the living space—perfect for unwinding after a long day. On the top floor, there are three spacious bedrooms, providing plenty of room for family and guests. The primary bedroom boasts its own ensuite, creating a private retreat, while an additional full bathroom ensures everyone has the space they need. This townhouse is conveniently located near downtown, with parks, walking paths, playgrounds, schools, and shopping amenities just steps from your front door. Whether you're a first-time homebuyer or looking for a place to grow your family, this home is the perfect choice!**

Inclusions:
Property Listed By: **none**
Sotheby's International Realty Canada

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



