



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 COACHWAY Road, Calgary T3H 1B2**

MLS® #: **A2162943**      Area: **Coach Hill**      Listing Date: **09/05/24**      List Price: **\$549,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar: **4,682 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,213**  
 Low Sqft:  
 Ttl Sqft: **1,213**

DOM

**13**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Level,Pie Shaped Lot**  
 Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit,Garden,Private Yard,Storage**

Construction: **Cedar,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`3" x 10`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 13`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`10" x 10`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 4`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>17`9" x 8`9"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>11`4" x 8`9"</b>
<b>Laundry</b>	<b>Lower</b>	<b>5`3" x 2`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`6" x 7`1"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`5" x 5`2"</b>			

Title:  
**Fee Simple**  
Legal Desc:

**7810140**

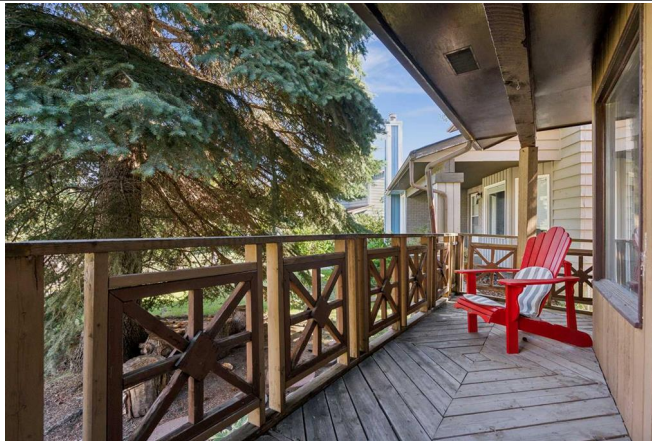
Zoning:  
**M-CG d30**

Remarks

Pub Rmks: **Nestled in a quiet corner, this charming 4-bedroom, 2.5-bathroom attached home offers peaceful living in the highly sought-after neighborhood of Coach Hill. Spanning approximately 1,200 sq. ft. of above-grade living space, with a fully finished basement, this home is perfect for both relaxation and entertaining. The main floor boasts a bright and open updated kitchen that flows seamlessly into the dining area. The cozy living room features a wood-burning fireplace—ideal for those chilly evenings! Upstairs, you'll find three generously sized bedrooms and a full bathroom, perfect for a growing family. The lower level provides even more space with a large recreation room, an additional bedroom, and another full bath, offering versatility for guests or home office use. Outside, enjoy the enormous SW facing backyard (nearly ~4700 sq ft) with multiple patios, perfect for al fresco dining or gathering around a fire with friends. A large cement pad offers ample parking or a ready foundation for a future double car garage. Out front have a morning coffee on the covered patio and enjoy how quiet and serene this area is. Don't miss the chance to call this delightful property home—schedule your viewing today!**

Inclusions: **TV Mount in basement**  
Property Listed By: **Greater Property Group**

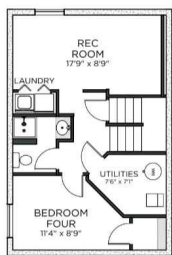
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







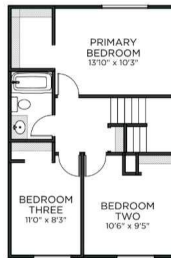




BASEMENT



MAIN



UPPER