



THE
A-TEAM

**RE/MAX
FIRST**

56 COACHWAY Gardens, Calgary T3H 2V9

MLS® #: **A2167299**

Area: **Coach Hill**

Listing Date: **09/20/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 22-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1988

Lot Information

Finished Floor Area

Abv Sqft:

1,553

Low Sqft:

Ttl Sqft:

1,553

Lot Sz Ar:

Lot Shape:

DOM

62

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

3 Storey

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Single Garage Attached

Utilities and Features

Roof: **Clay Tile**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Brick,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,No Animal Home,No Smoking Home

Utilities:

Room Information

Room

Living Room

Dining Room

Balcony

Foyer

Bedroom

Level

Main

Main

Main

Lower

Upper

Dimensions

21`2" x 10`4"

10`0" x 8`7"

8`9" x 7`7"

6`5" x 6`1"

10`4" x 9`7"

Room

Kitchen

Laundry

Furnace/Utility Room

Bedroom - Primary

Bedroom

Level

Main

Lower

Lower

Upper

Upper

Dimensions

11`11" x 8`8"

7`0" x 5`4"

10`6" x 5`9"

13`7" x 10`5"

10`5" x 8`9"

3pc Ensuite bath 4pc Bathroom	Upper Upper	8`8" x 5`11" 8`8" x 5`3"	2pc Bathroom	Lower	7`0" x 2`11"
Legal/Tax/Financial					
Condo Fee: \$441		Title: Fee Simple Fee Freq: Monthly	Zoning: M-CG d44		
Legal Desc:	9012286		Remarks		
Pub Rmks:	Exceptional Value on the West side of the City! With over 1,500 square feet of developed living space, this townhome offers 3 bedrooms, 2.5 bathrooms, and a single attached garage. Freshly painted throughout,. New arborite countertops in kitchen and all 3 bathrooms. New mirrors in both bathrooms upstairs. New tile backsplash and lino in kitchen. Main floor has a bright, open entryway, attached garage, 2-piece bathroom, laundry room and storage. The second floor offers a spacious floor plan featuring a large living room with wood burning fireplace, covered north east facing balcony, dining area and a bright kitchen with lots of cabinets. The third floor features a spacious primary bedroom with lots of closet space and a 3-piece ensuite. 2 additional good-sized bedrooms, 4-piece bathroom and linen closet complete this level. Conveniently located close to schools, shopping, grocery stores, fitness and much more! Easy access to Bow Trail and only a 15-minute commute to Downtown Calgary. Put this on your "must see" list. Call now to book your private viewing.				
Inclusions:	Hood Fan				
Property Listed By:	RE/MAX Realty Professionals				

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







