



THE
A-TEAM

**RE/MAX
FIRST**

38 COACHWAY Gardens, Calgary T3H 2V9

MLS® #: **A2205185**

Area: **Coach Hill**

Listing Date: **04/01/25**

List Price: **\$415,900**

Status: **Pending**

County: **Calgary**

Change: **-\$9k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1988

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,241

Low Sqft:

Ttl Sqft:

1,241

Lot Shape:

DOM

20

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Sloped Down

Off Street, Single Garage Attached

Utilities and Features

Roof: **Clay Tile**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Brick, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Laminate Counters, Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:

\$539

Title:

Fee Simple

Fee Freq:

Zoning:

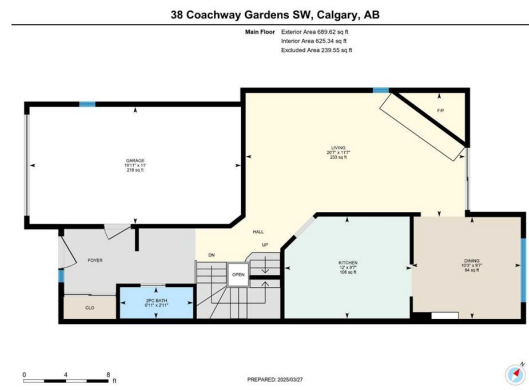
M-CG

Legal Desc:	9012286	Monthly	Remarks
Pub Rmks:	Price Reduced! Welcome to Coachway Gardens townhomes in the sought after community of Coach Hill. These 3 bedrooms, 2.5 baths and Single attached Garage awaits a new owner. As you enter the main floor, there is kitchen, dining room, the living room with corner wood fireplace, 2 pc. Bathroom, sliding door to access the rear deck, and inside door access to the single garage. Upper floor consists of Primary bedroom with a 3 pc. Ensuite, 2 good size bedrooms and a community 4 pc. baths Basement is fully developed with Rec. room, laundry in the utility room. The Coachway Gardens townhomes are well-managed, conveniently located close to schools, nearby groceries, shopping, restaurants, easy access to Bow Trail and the new Ring Road, steps away to bus stop and just minutes drive to downtown. Be the first to show and Act!		
Inclusions:	None		
Property Listed By:	First Place Realty		

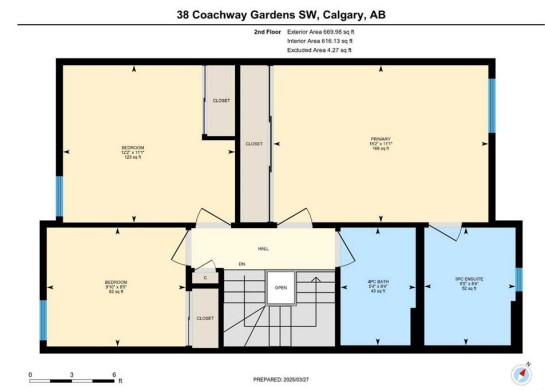
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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