

# \$415,900 - 38 Coachway Gardens Sw, Calgary

MLS® #A2205185

**\$415,900**

3 Bedroom, 3.00 Bathroom, 1,241 sqft  
Residential on 0.00 Acres

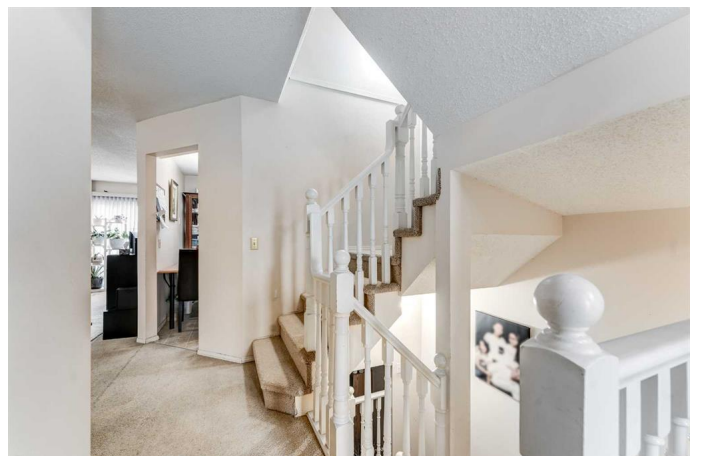
Coach Hill, Calgary, Alberta

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!

Built in 1988

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205185  |
| Price          | \$415,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,241     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1988          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 38 Coachway Gardens Sw |
| Subdivision | Coach Hill             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 2V9                |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Visitor Parking                    |
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows                                                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Living Room, Mantle, Wood Burning, Brick Facing, Glass Doors                                                    |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Partial                                                                                               |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Sloped Down                     |
| Roof              | Clay Tile                       |
| Construction      | Vinyl Siding, Wood Frame, Brick |
| Foundation        | Poured Concrete                 |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 22              |
| Zoning         | M-CG            |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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