

# \$435,000 - 93 Coachway Gardens Sw, Calgary

MLS® #A2196324

## \$435,000

3 Bedroom, 3.00 Bathroom, 1,285 sqft  
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Exceptional Value on the West side of the City with over 1,600 square feet of developed living space. This townhome has been freshly painted throughout and offers 3 bedrooms, 2.5 bathrooms, and a single attached garage.

Main floor has a bright, open entryway, attached garage, 2-piece bathroom, laundry room and storage. The second floor offers a spacious open concept floor plan featuring a large living room with wood burning fireplace that exits onto a covered East facing balcony and walking path. The living room leads to the dining room and 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.

Built in 1988

## Essential Information

MLS® #	A2196324
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,285
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	93 Coachway Gardens Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2V9

### **Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Clay Tile
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

**Additional Information**

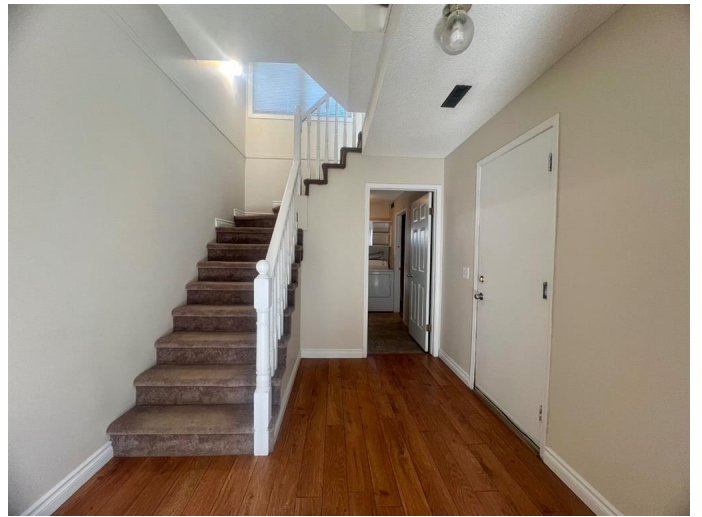
Date Listed            April 1st, 2025

Days on Market        10

Zoning                  M-CG

**Listing Details**

Listing Office           RE/MAX Realty Professionals



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.