

# \$412,500 - 93 Coachway Gardens Sw, Calgary

MLS® #A2225765

**\$412,500**

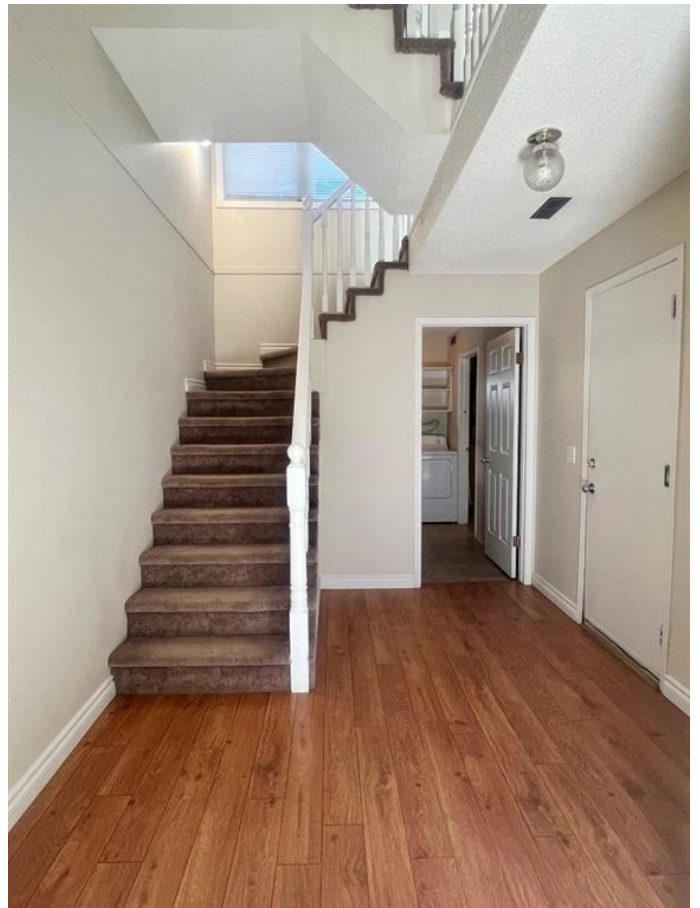
3 Bedroom, 3.00 Bathroom, 1,285 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

\*From date of possession, SELLER WILL PAY 6 MONTHS OF CONDO FEES on behalf of buyer with a

firm sale by July 30.\* 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. New Garage door installed May 1,2025. 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® #

A2225765

Price	\$412,500
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	June 5th, 2025
Days on Market	57
Zoning	M-CG d44

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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