22 Coachway Green SW Calgary, Alberta

MLS # A2249410

\$499,900

		Division:	Coach Hill	Hill	
		Туре:	Residential/Five Plus		
		Style:	2 Storey		
		Size:	1,478 sq.ft.	Age:	1982 (43 yrs old)
		Beds:	3	Baths:	2 full / 1 half
		Garage:	Single Garage Attached		
		Lot Size:	-		
		Lot Feat:	Back Yard, Backs	on to Park/G	reen Space, Cul-De-Sac, Treed
Heating:	Forced Air, Natural Gas		Water:	-	
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fee	e: \$ 454	
Basement:	Partial, Unfinished		LLD:	-	
Exterior:	Brick, Metal Siding , Wood Frame		Zoning:	M-CG	
Foundation:	Poured Concrete		Utilities:	-	
Features:	High Ceilings, Kitchen Island, No Smoking Home				
Inclusions:	Central Vacuum and Water Softener in "AS IS" con-	dition			

^{**} OPEN HOUSE Sun. Oct 26 from 2-4 pm** ** Nestled in a quiet, tree-lined cul-de-sac in the desirable community of Coach Hill, this charming 3-bedroom, 2.5-bath townhome offers style, comfort, and convenience. The main floor features an updated white kitchen with modern backsplash, stainless steel appliances, and hardwood floors that flow seamlessly into the bright, open living and dining areas. Upstairs, you'll find three spacious bedrooms, including a primary suite with updated baths and plush, luxurious carpets. The unfinished basement provides plenty of opportunity for additional living space or storage. Enjoy the privacy of backing onto green space in this well-maintained, pet-friendly complex (with board approval). Complete with a single garage and extra parking, this home is part of a well-managed community that offers peace of mind and pride of ownership. There is a community garden to allow your "green thumb" to work for you! Immaculately maintained with many exterior updates over the years, this complex shows pride of ownership!