

# \$419,900 - 38 Coachway Gardens Sw, Calgary

MLS® #A2243586

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Reduced!!! Welcome to Coachway Gardens in the sought after community of Coach Hill SW! This stunning townhouse offers over 1,700 sq. ft. of living space, including a fully developed basement. With 3 spacious bedrooms, master bedroom with 3 pc. Ensuite, 4pc bath for common use and 2 pc, bath on the main floor all total of 2.5 bathrooms, this home is perfect for families or those seeking extra space.

Step inside to find freshly painted interiors in neutral tones, complemented by new luxury vinyl plank flooring, and gas fireplace on the main level. The modern kitchen features a brand-new electric stove and hood fan, along with updated light fixtures that brighten every corner.

Recent upgrades include a high-efficiency furnace, hot water tank, and humidifier, ensuring comfort and efficiency year-round. The plumbing has also been enhanced with PEX piping for added peace of mind.

Enjoy the convenience of a single attached garage and easy access to a variety of amenities, shopping centers, parks and schools. Plus, with public transportation just a short walk away, commuting is a breeze.

Don't miss the opportunity to make this beautiful townhouse your new home!



Built in 1988

## Essential Information

MLS® #

A2243586

|                |               |
|----------------|---------------|
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,242         |
| 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      | Snow Removal, Visitor Parking |
| Parking Spaces | 1                             |
| Parking        | Single Garage Attached        |
| # of Garages   | 1                             |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Recessed Lighting, Vinyl Windows                                                                        |
| Appliances        | Built-In Electric Range, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Humidifier |
| Heating           | Natural Gas, High Efficiency                                                                                               |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Glass Doors, Mantle                                                                                                   |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 44               |
| Zoning         | M-CG d44         |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.