

240 Coach Side Road SW
Calgary, Alberta
MLS # A2249299

\$600,000

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 546
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Refrigerator, Oven, Electric Stove, Microwave Hood Fan, Microwave, Dryer/Washer, Dishwasher, Garage Door Remote, Garage Door Controls

Welcome to your new sanctuary at 240 Coach Side Road SW, a stunning bungalow nestled in the heart of Calgary's desirable Coach Hill community. This exceptional 55-plus adult living condo offers a perfect blend of comfort, convenience, and style, making it an ideal retreat for those seeking a vibrant yet peaceful lifestyle. As you step inside this inviting home, you will be greeted by a spacious and thoughtfully designed layout. Featuring three generous bedrooms and two well-appointed bathrooms, this property ensures ample space for relaxation and privacy. The finished walk-out basement adds versatility, perfect for hosting family gatherings or creating your own personal retreat. One of the standout features of this bungalow is its charming private balcony, where you can enjoy morning coffees or evening sunsets while overlooking the beautifully landscaped surroundings. The corner lot provides additional privacy and a sense of openness, allowing you to fully embrace the tranquility of your new home. Located in the sought-after Coach Hill area, you will find yourself surrounded by an abundance of amenities. Enjoy easy access to nearby parks, walking trails, and recreational facilities that encourage an active lifestyle. The community is also conveniently situated near shopping centers, restaurants, and essential services, ensuring that everything you need is just a short drive away. Coach Hill offers a welcoming atmosphere with a strong sense of community, making it an ideal place to forge new friendships and enjoy a fulfilling social life. With its picturesque views and mature trees, this neighborhood is a hidden gem in Calgary, perfect for those looking to embrace a relaxed and enriching lifestyle. Don't miss your chance to call this beautiful bungalow home. Experience the perfect blend of comfort, community, and convenience at 240 Coach Side Road SW. Your new

adventure awaits!