22 Coachway Green SW
Calgary, Alberta

MLS # A2249410

$499,900

Division:	Coach Hill		
Type:	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/Green Space, Cul-De-Sac, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 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" condition

** OPEN HOUSE Sun. Sept 7th, 1:00 - 4:00 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!