

**219 Coachway Lane SW
Calgary, Alberta**

MLS # A2213403



\$445,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,572 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 455
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to Coachway Gardens, a PET FRIENDLY condo in the heart of Coach Hill, a established west-side neighborhood offering easy access to the mountains. Situated in a quiet area of the complex, this bright and spacious 3-BEDROOM, 2.5-BATHROOM townhome offers 1572 SQ.FT. of LIVING SPACE, with single ATTACHED GARAGE and FRONT DRIVEWAY for extra parking. *** Entering the property, you are greeted with a spacious entry with tiled floors, a generous entry closet, and access to the attached garage. On this level is a convenient half-bath, a laundry/storage room, and the mechanical room. The stairs leading up the main level are finished in HARDWOOD flooring which runs through the open- plan living and dining area. On this floor you will find access to the west-facing balcony providing a great place to relax on a summer evening. The living room features a wood-burning fireplace making it very cozy in the winter months. The dining is room is spacious and bright with a huge window. This leads through to the bright kitchen which has been cleverly updated with the addition of a wall to allow for a pantry storage and a French-door fridge, plus the STAINLESS STEEL appliances add a modern feel . On the upper level you'll find a spacious primary bedroom with ensuite bathroom, two comfortable bedrooms, a family bathroom and a linen closet. Both bathrooms are updated with GRANITE COUNTER vanities. The units in this well-managed condominium complex are built with long lasting CONCRETE TILE ROOFS, and recently installed TRIPLE-PANE windows. The condo fees include water & sewer, insurance, recycling & composting, snow-removal, landscaping, and reserve fund. This property is in a great location with easy access to transit, shopping and amenities. The neighbourhood has many parks, and great walking trails.

And it's just a short 15-minute drive to downtown. This affordable home is perfect for anyone looking a maintenance-free lifestyle in a WEST CALGARY location. Book your showing today with your favourite Realtor and see why this could be a smart move for you!