DANIEL CRAM

780-814-9482
hello@danielcram.ca

12 Coachway Gardens SW Calgary, Alberta

MLS # A2257840

$410,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,203 sq.ft.	**Age:**	1988 (37 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Landscaped, Low Maintenance Landscape, No Neighbours B		

Heating:	Central, Fireplace(s), Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	$ 455
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	M-CG d44
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: N/A

Freshly Updated home with new paint, and updated kitchen - this 3-bedroom, 2.5-bathroom townhouse is ready for its next chapter. Perfectly situated in the desirable southwest community of Coach Hill, this well-managed complex offers comfort, convenience, and peace of mind. Step inside to a welcoming entry level featuring a spacious foyer, convenient laundry, 2-piece bath, extra storage, and direct access to your attached single garage (plus an additional parking space right in front). On the second floor, you’ll find a bright and welcoming living space. The south-facing dining room is filled with natural light and flows seamlessly into a generously sized living room with a cozy wood-burning fireplace. Just off the dining area, the sunlit kitchen is thoughtfully designed with ample cabinetry and counter space—perfect for everyday living and entertaining. The top floor is home to three generously sized bedrooms, including a large primary suite with ample closet space and a private 3-piece ensuite. Two additional bedrooms, a full 4-piece bath, and a linen closet complete this level. This well-maintained complex boasts newer windows and a long-lasting clay tile roof. The location can’t be beat—close to schools, shopping, fitness centres, and grocery stores, with quick access to Bow Trail, Stoney Trail, downtown (just 15 minutes), and Highway 1 for an easy getaway to the mountains. A must-see property—ideal for first-time buyers, young families, or a savvy investor. Book your private showing today!

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