

# \$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	High Efficiency, Natural Gas
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	49
Zoning	M-CG d44

### **Listing Details**

Listing Office	First Place Realty
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