



109 Coachway Lane SW
Calgary, Alberta

MLS # A2316179



\$450,000

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|------------------|---|---------------|-------------------|
| Division: | Coach Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,224 sq.ft. | Age: | 1988 (38 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Enclosed, Front Drive, Garage Faces Front, Secured, Single Garage | | |
| Lot Size: | - | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 469 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-CG d44 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows | | |
| Inclusions: | n/a | | |

**** OPEN HOUSE SUNDAY JUNE 14TH 11AM-1PM**** Looking for a fully renovated westside home under \$460,000.00? This IS the one. Welcome to Coachway Gardens in the desirable community of Coach Hill, where this beautifully updated 3-bedroom, 2.5-bath townhouse offers over 1,560 sq. ft. of move-in-ready living space. Bright and inviting, the home features updated triple-pane windows, a spacious living room with a cozy gas fireplace, and a stunning renovated kitchen complete with custom white cabinetry, quartz countertops, a large island, stainless steel Samsung appliances, beverage fridge, and modern LED cabinet lighting. The formal dining area offers additional charm and functionality with a built-in buffet and extra storage. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with an updated 3-piece ensuite and oversized shower. The main bathroom has also been beautifully renovated, while newer carpeting adds warmth and comfort throughout the upper level. Major updates have already been completed, including replacement of all Poly-B plumbing with PEX, a newer hot water tank, and a well-maintained furnace, providing peace of mind for years to come. An attached single garage, driveway parking, and nearby visitor parking provide everyday convenience. Ideally located just off Old Banff Coach Road, this exceptional westside location offers quick access to downtown, some of the best schools in Calgary, shopping, restaurants, parks, and an easy escape to the mountains. Fully renovated, move-in ready, and offering outstanding value on Calgary's west side, this is a home you won't want to miss. Pet friendly and well managed, any buyer is sure to be impressed.