

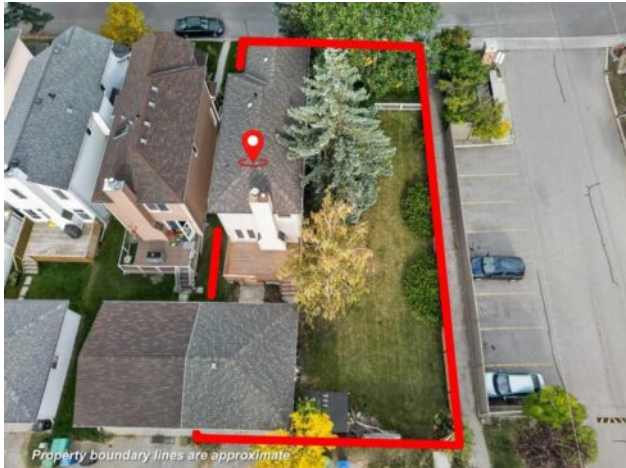


GRASSROOTS
REALTY GROUP

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259 Coachway Road SW
Calgary, Alberta

MLS # A2347496



\$650,000

Division:	Coach Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, Open Floorplan, Storage		

Inclusions: N/A

OPEN HOUSE SATURDAY OCT 10 (12:00-2:00pm). ZONING - R-C2. SUBSTANTIAL COACH HILL LOT | QUIET CUL-DE-SAC | DOUBLE DETACHED GARAGE Set on an expansive lot at the end of a quiet Coach Hill cul-de-sac, this fully finished three-bedroom, two-and-a-half-bathroom home presents an incredible canvas for contractors, investors, or buyers ready to build sweat equity. Featuring a solid structure and a double detached garage, the property is ready for a full interior transformation and major updates to bring it up to its highest potential. The main and upper levels offer a functional floor plan with three spacious bedrooms, two full baths, and a powder room, while the lower level provides additional finished footprint to reconfigure into custom living or recreation space. Outdoor potential is where this property truly shines, anchored by an oversized backyard with endless room for custom landscaping, outdoor living, or future expansions. Air conditioning also provides comfort during those hot summer days! Located in a established West Calgary neighborhood, the location offers fast access to Bow Trail for a quick downtown commute, nearby transit, top schools, and retail hubs at West Springs, Aspen Landing, and Westhills. Bring your contractor, bring your design vision, and take full advantage of this substantial lot and prime cul-de-sac location.