

**22 Coachway Green SW
Calgary, Alberta**

MLS # A2287388

\$495,500



Division:	Coach Hill	
Type:	Residential/Five Plus	
Style:	2 Storey	
Size:	1,478 sq.ft.	Age: 1982 (44 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Single Garage Attached	
Lot Size:	-	
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Treed	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 467
Basement:	Partial	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		
Inclusions:	None		

Nestled in a quiet, tree-lined cul-de-sac in the desirable community of Coach Hill, this charming 3-bedroom, 2.5-bath townhome offers style, comfort, and convenience. The main floor features an updated white kitchen with modern backsplash, stainless steel appliances, and hardwood floors that flow seamlessly into the bright, open living and dining areas. Upstairs, you'll find three spacious bedrooms, including a primary suite with updated baths and plush, luxurious carpets. The unfinished basement provides plenty of opportunity for additional living space or storage. Enjoy the privacy of backing onto green space in this well-maintained, pet-friendly complex (with board approval). Complete with a single garage and extra parking, this home is part of a well-managed community that offers peace of mind and pride of ownership. There is a community garden to allow your "green thumb" to work for you! Immaculately maintained with many exterior updates over the years, this complex shows pride of ownership!