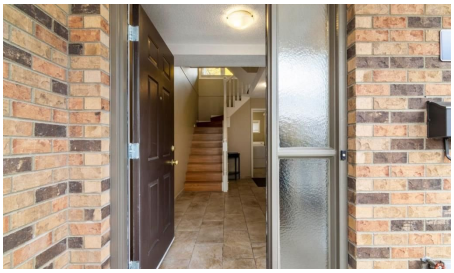
76 Coachway Gardens SW

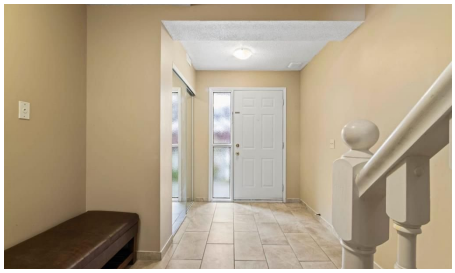
Calgary | Active | MLS® A2349465

$429,988









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1988**	**1,246.11 sq. ft.**

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Listed by RE/MAX Complete Realty

A closer look

Welcome to this meticulously maintained 3-bedroom, 2.5-bathroom townhouse in the established west Calgary community of Coach Hill. Thoughtfully designed across three levels, this home offers a bright, functional layout with excellent separation between living and bedroom spaces.
The main living level features a spacious living room with a cozy fireplace, a comfortable dining area, and a well-appointed kitchen with solid wood cabinetry. Step outside to the private balcony, complete with updated glass railings and flooring, perfect for morning coffee or relaxing at the end of the day.
Upstairs, you'll find three generously sized bedrooms, including a spacious primary with its own ensuite, plus an additional full bathroom. Both bathrooms have been tastefully updated with maple cabinetry, granite countertops, upgraded tile, and stylish finishes. Triple-glazed, Low-E, argon-filled windows throughout the home provide added comfort and energy efficiency, while top-down bottom-up blinds and blackout blinds in the bedrooms add privacy and convenience.
The entry level offers direct access from the attached garage, a welcoming foyer, laundry area, powder room, and custom garage shelving. Additional updates include refreshed lighting, an updated garage door, and a newer refrigerator.
Pride of ownership is evident throughout this exceptionally well-cared-for home, ideally located close to parks, pathways, schools, shopping, amenities, and major routes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349465
Bedrooms	3
Bathrooms	3
Year Built	1988
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,246.11 sq. ft.
Main Level Finished Area:	584.3 sq. ft.
Upper Level Finished Area:	661.81 sq. ft.
Below Grade Finished Area:	339.95 sq. ft.
Condo Fee:	$464.43
Condo Fee Includes:	Common Area Maintenance, Electricity, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	6
Year built:	1988 (Age: 38)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	9012286
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Five Plus
Roof:	Tile
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, Mantle, Wood Burning
Utilities:	Electricity Connected, Natural Gas Connected, Garbage Collection
Garage:	Yes
Garage Spaces:	1
Parking:	Garage Faces Front, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Coachway Gardens
Community:	Coach Hill
Amenities:	Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Board Approval, Restrictive Covenant
Pets Allowed:	Restrictions

2nd Floor	Dining Room · 13'10" × 11'9" ·
2nd Floor	Kitchen · 11'6" × 8'7" ·
2nd Floor	Living Room · 17'10" × 14'6" ·
3rd Floor	Bedroom · 10'3" × 8'8" ·
3rd Floor	Bedroom · 13'10" × 10'4" ·
3rd Floor	Bedroom - Primary · 14'6" × 12'5" ·
Lower Level	Laundry · 9'10" × 5'4" ·
Lower Level	Furnace/Utility Room · 10'3" × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby
Interior Features:	See Remarks
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d44
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/76-coachway-gardens-sw-calgary-a2349465/

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