# \$519,990 - 23 West Coach Manor Sw, Calgary

MLS® #A2223285

### \$519,990

3 Bedroom, 3.00 Bathroom, 1,239 sqft Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home offering over 1200 sq. ft. of thoughtfully designed living space, including a fully developed basement perfect for a family room, home office, or gym. Located in a quiet, well-managed complex, this property is ideal for families, professionals, or investors.

Enjoy the convenience of being steps away from Calgary's top-rated schools and just a short walk to a nearby bus stop, providing easy access to public transit. Inside, the home boasts a bright open layout, spacious bedrooms, and modern finishes throughout. Pride of ownership is evident in every cornerâ€"this home has been immaculately cared for and is truly move-in ready.

Whether you're hosting guests in the open-concept main floor or enjoying movie nights downstairs, this home offers comfort, functionality, and location. Don't miss your chance to own a home that perfectly balances quality, space, and access to everything Calgary has to offer!







Built in 2013

#### **Essential Information**

MLS® # A2223285 Price \$519,990 Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,239

Acres 0.00

Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 23 West Coach Manor Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta

Postal Code T3H 1R7

#### **Amenities**

Amenities Snow Removal, Visitor Parking, Trash

Parking Spaces 1

Parking Concrete Driveway, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island, Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Few Trees, Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 23rd, 2025

Days on Market 13
Zoning DC

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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