



**GRASSROOTS**  
REALTY GROUP

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**5, 59 West Coach Manor SW  
Calgary, Alberta**

**MLS # A2236053**



**\$370,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	Crawl Space, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

This beautiful unit is tucked away in the back of this quiet complex located in a trendy neighborhood with lots of shops, restaurants and amenities. A rare unit facing a green space area so you have no neighbors looking in! Patio wraps around your unit facing east for the morning sunrise and the sunny south. Open concept living with a spacious living and dining area, beautiful hardwood floors flowing through. Kitchen has stainless steel appliances, timeless white cabinets and quartz counter tops (which also match the bathrooms.) Shared 4 pc bath with tub/shower combo. 2 bedrooms are situated on opposite ends of the unit creating privacy, the master has a 4 pc bath with a vessel sink and walk in closet. Laundry room/utility area with a door leading to a giant crawl space providing lots of storage. Lift the door on the floor and take a peek. One titled parking stall comes with this unit (#43) and there is street parking and plenty of visitor parking for guests or additional vehicles. LOW condo fees at \$275.22/month and a pet friendly complex!