



GRASSROOTS
REALTY GROUP

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2, 43 West Coach Manor SW
Calgary, Alberta

MLS # A2254800



\$415,500

Division:	West Springs		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	1,173 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 181
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Storage		

Inclusions:	N/A
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Discover West Springs's HIDDEN GEM! This beautiful, NEWLY PAINTED two-level townhouse, with a low condo fee, combines MODERN ELEGANCE and COMFORT. It boasts a SPACIOUS LOFT, stunning views of lush green space, and THREE generous bedrooms with THREE full bathrooms. The open-to-below design at the center creates a bright, welcoming atmosphere. Ideally situated in West Springs, the property is close to shopping centers, boutique shops, and top-rated schools like Ernest Manning High School. Commuting is a breeze with Costco, Walmart, and downtown only 17 minutes away. Don't miss this exceptional opportunity—schedule your viewing today and explore all that this home has to offer!