



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7 West Coach Manor SW
Calgary, Alberta

MLS # A2264462



\$509,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	None
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Welcome to this well-maintained 3-bedroom, 3.5-bath end-unit townhouse in one of Calgary's most sought-after communities—West Springs. Perfectly designed for a growing family, this home combines comfort, style, and convenience. Step inside to a sun-filled layout featuring luxury vinyl plank (LVP) flooring throughout, creating a modern and easy-care space. Large windows on three sides bathe the home in natural light, while the finished basement offers flexible space for a playroom, media area, or home office. Upstairs, three spacious bedrooms include a serene primary suite with its own ensuite, while the additional bathrooms provide practicality for busy mornings. The deck off the main level is ideal for summer barbecues and evening relaxation. This non-smoking, pet-free home is move-in ready and located in a quiet neighbourhood that's a short stroll to playgrounds, a convenient bus stop, and minutes from downtown Calgary. Families will love being close to some of the city's best schools such as: St. Joan of Arc, West Springs School, West Ridge School, Ernest Manning High School, and Calgary French & International School.