



GRASSROOTS
REALTY GROUP

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19 West Coach Manor SW
Calgary, Alberta

MLS # A2271897



\$500,000

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,124 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape		

Heating:	None	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Welcome to this well-maintained 3-bedroom, 2.5-bath 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, creating a modern and easy-care space. Large windows 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.