

# \$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 corner—this home has been immaculately cared for and is truly move-in ready.

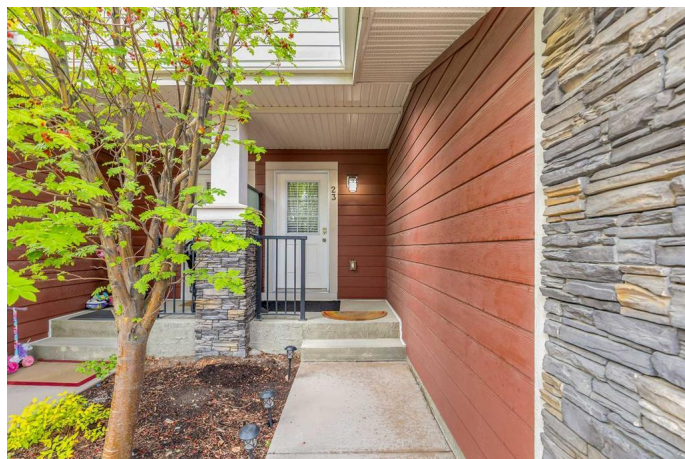
Whether you're hosting guests in the open-concept main floor or enjoying movie nights downstairs, this home offers comfort, functionality, and location. Don't miss your chance to own a home that perfectly balances quality, space, and access to everything Calgary has to offer!

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, Trash, Visitor Parking
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	22
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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