

# \$509,000 - 95 West Coach Manor Sw, Calgary

MLS® #A2227200

**\$509,000**

3 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Stylish & Spacious 3-Bedroom END UNIT Townhome Backing GREEN SPACE in Sought-After West Springs! Surrounded by trees, greenery and walking pathways we welcome you to Westbury Park! A vibrant pocket in one of Calgary's most desirable communities! This beautifully maintained 3-bedroom, 2.5-bathroom townhouse blends modern style with everyday functionality, making it the perfect fit for families, professionals, or anyone looking to enjoy the best of living in the West. Step inside to discover beautiful hardwood flooring flowing through a thoughtfully designed open-concept main level. The gourmet kitchen features granite countertops, ceiling height cabinetry, ample storage and stainless steel appliances, all centered around a bright dining nook with direct access to a raised deck overlooking lush green space and a peaceful pond making it ideal for morning coffee or evening BBQs! The cozy yet spacious living room and convenient 2-piece powder room complete the main level, along with direct access to the ATTACHED GARAGE. Upstairs, you'll find three sun filled bedrooms, including a luxurious primary suite with a huge walk-in closet and private ensuite. A full 4-piece bath serves the additional bedrooms. The unfinished basement has been partially dry-walled and currently used for a gym set-up but a blank canvas, ready for your creative vision. Located within a 2 minute drive to the new Stoney Trail making it convenient to go any direction in



Calgary. Enjoy the summer of walking to the West District where you will find the upcoming development with a multitude of amenities including UNA, Deville, Pilates/Yoga/Fitness, Anejo and everything you need for a convenient lifestyle surrounded by parks, playgrounds, pathways, and top-rated schools! With easy access to downtown Calgary, shopping, and dining, this is more than a home, itâ€™s a lifestyle.

Built in 2013

### Essential Information

MLS® #	A2227200
Price	\$509,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,262
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	95 West Coach Manor Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1R7

### Amenities

Amenities	Parking, Trash
Parking Spaces	2

Parking	Driveway, Front Drive, Garage Faces Front, Guest, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Treed, Views, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	13
Zoning	DC

## Listing Details

Listing Office	Real Broker
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