

# \$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.

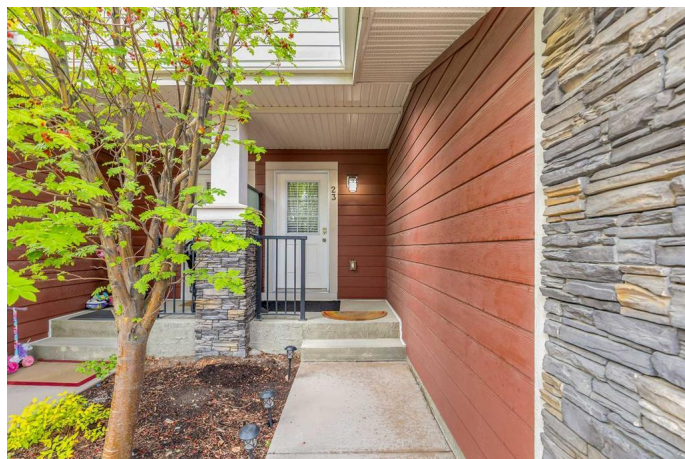
Whether you're hosting guests in the open-concept main floor or enjoying movie nights downstairs, this home offers comfort, functionality, and location. Don't miss your chance to own a home that perfectly balances quality, space, and access to everything Calgary has to offer!

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	11
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.