



**5, 35 West Coach Manor SW  
Calgary, Alberta**

**MLS # A2305759**



**\$324,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

WELCOME to this beautifully maintained home in the highly sought-after community of West Springs! This bright and stylish unit offers a contemporary open-concept layout designed for both everyday living and effortless entertaining. Large windows throughout fill the space with natural light, creating a warm and inviting atmosphere. The seamless flow connects the kitchen, dining, and living areas, leading out to a private patio&mdash;perfect for relaxing or hosting guests. Featuring two generously sized bedrooms ideally positioned on opposite sides of the unit, this layout offers excellent privacy. The primary suite includes a spacious walk-in closet and a 4-piece ensuite, while the second bedroom is perfect for guests, a home office, or roommates. One of the standout features of this home is the rare 5-ft high crawl space spanning the entire unit, providing exceptional storage&mdash;something you won&rsquo;t often find in similar properties. Additional highlights include a titled parking stall and low condo fees, making this property an excellent value. Located in the pet-friendly complex of Westbury Park, you&rsquo;ll enjoy unbeatable convenience with shopping, restaurants, cafes, fitness centres, and everyday amenities all within walking distance. Whether you&rsquo;re a first-time buyer, downsizer, or investor, this is an incredible opportunity in one of Calgary&rsquo;s most desirable communities. Don&rsquo;t miss it!