



**22 West Coach Manor SW  
Calgary, Alberta**

**MLS # A2325238**



**\$515,800**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Plug-In, Single Garage Attached, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 329
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** Basement storage shelving.

Welcome to this beautifully maintained corner-unit townhouse in the highly sought-after community of West Springs, offering over 1,400 sq. ft. of above-grade living space, a developed basement, and low condo fees—an exceptional combination of space, value, natural light, and versatility rarely found in this market. The open-concept main floor is warm and inviting, featuring a spacious living room, dining area, and a well-appointed kitchen with quartz countertops and stainless steel appliances. A convenient 2-piece powder room completes the thoughtfully designed layout, while large windows along the west side and additional north-facing upper windows enhance the home's natural light throughout. Upstairs, the generous primary suite features a walk-through closet and private 4-piece ensuite, while two additional bedrooms, a full bathroom, and an upper-level laundry room provide the functionality today's families appreciate. The developed basement extends your living space with a large family or recreation room featuring two oversized windows that create a bright, welcoming atmosphere. Whether you envision a media room, home office, fitness area, playroom, or future fourth bedroom (subject to any required approvals), this flexible space adapts to your changing needs. Two exceptionally large storage rooms complete the lower level, offering an abundance of storage rarely found in townhome living. Notable updates include a new water heater and washer/dryer set within the past year, along with the refrigerator, stove, and microwave replaced within the past five years, providing added peace of mind for the new owners. An attached single garage plus a separately titled end parking stall just steps from the front entrance offer outstanding parking flexibility. Bordered by a pathway on one side, the stall provides extra space for easier parking and

vehicle access and includes a dedicated electrical plug-in for cold winter mornings. The low-maintenance lifestyle means no yard work, lawn mowing, or snow removal, giving you more time to enjoy everything this exceptional location has to offer. Ideally situated in one of Calgary's most desirable west-side communities, you'll enjoy access to excellent public, Catholic, and private schools, parks, playgrounds, pathways, everyday shopping, restaurants, caf&eacute;s, fitness facilities, and professional services at nearby West Springs Village, West 85th, and Aspen Landing. Commuting is effortless with Stoney Trail just minutes away, approximately 20 minutes to downtown Calgary, 14 minutes to the University of Calgary, and quick access west to Highway 1 for weekend escapes to Canmore, Banff, and the Rocky Mountains. Combining thoughtful design, quality finishes, exceptional storage, and an unbeatable location, this move-in-ready home offers the best of maintenance-free living in West Springs.