



GRASSROOTS
REALTY GROUP

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22 West Coach Manor SW
Calgary, Alberta

MLS # A2332722



\$495,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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, with over 1,400 sq. ft. of above-grade living space, a developed basement, and low condo fees—a desirable combination of space, value, and versatility rarely found in this market. The open-concept main floor is warm and inviting, featuring a spacious living room, dining area, and bright kitchen with quartz countertops and stainless steel appliances. A convenient 2-piece powder room completes the main level, while large windows throughout the home bring in an abundance of natural light. Upstairs, the generous primary suite features a walk-through closet and private 4-piece ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry provide a practical layout for everyday living. The developed basement adds valuable usable space with a large family or recreation room and two oversized windows that create a welcoming atmosphere. A media room, home office, fitness area, playroom, or future fourth bedroom (subject to any required approvals) are just some of the possibilities for this versatile lower level. Two exceptionally large storage rooms provide an amount 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. An attached single garage plus a separately titled end parking stall just steps from the front entrance provide excellent parking options. Bordered by a pathway on one side, the stall has extra space for easier parking and vehicle access and includes a dedicated electrical plug-in for cold winter mornings. With no yard work or snow removal to worry about, maintenance-free living leaves more time to enjoy the surrounding

community. Ideally situated in one of Calgary's most desirable west-side communities, the property is close to excellent public, Catholic, and private schools, parks, playgrounds, pathways, everyday shopping, restaurants, caf  s, fitness facilities, and professional services at nearby West Springs Village, West 85th, and Aspen Landing. Stoney Trail is just minutes away, with downtown Calgary approximately 20 minutes away, the University of Calgary approximately 14 minutes away, and convenient access west to Highway 1 for trips to Canmore, Banff, and the Rocky Mountains. With quality finishes, impressive storage, versatile living areas, and access to some of west Calgary's best amenities, this move-in-ready home is an excellent opportunity to enjoy maintenance-free living in West Springs.