



GRASSROOTS
REALTY GROUP

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1, 67 West Coach Manor SW
Calgary, Alberta

MLS # A2334096

\$309,999

Division:	West Springs		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	850 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		



Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in the vibrant heart of West Springs, one of Calgary's most sought-after communities. This meticulously maintained two-bedroom, two-bathroom townhouse offers modern updates and functional design. The open-concept main floor features a contemporary kitchen complete with sleek granite countertops and stainless-steel appliances, flowing naturally into a bright living space. With brand-new flooring and fresh paint throughout, this home is entirely move-in ready and waiting for your personal touch. The primary suite provides a peaceful retreat with a generous walk-in closet, while the spacious second bedroom easily adapts to your lifestyle—whether you need a dedicated home office, a cozy guest room, or a creative studio. The convenience of two full bathrooms ensures total privacy for residents and guests alike. Outside, you'll enjoy the ease of a titled parking stall located right at your front door, making grocery hauls and winter commutes a breeze. Beyond your doorstep, the West Springs lifestyle is second to none. Foodies will love being minutes away from local favorites like Mercato West, Vin Room, and Una Pizza + Wine, while morning coffee runs to Deville or Starbucks are just around the corner. The community is a hub for active living, offering quick access to the Westside Recreation Centre, the world-class facilities at WinSport (COP), and an extensive network of walking paths and dog-friendly trails. With top-rated schools nearby and the Rocky Mountains just a short drive west, this home offers an incredible balance of city convenience and outdoor adventure.