

**5, 59 West Coach Manor SW
Calgary, Alberta**

MLS # A2236053



\$370,000

Division:	West Springs		
Type:	Residential/Other		
Style:	Bungalow		
Size:	840 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Crawl Space, See Remarks, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

This beautiful unit is tucked away in the back of this quiet complex located in a trendy neighborhood with lots of shops, restaurants and amenities. A rare unit facing a green space area so you have no neighbors looking in! Patio wraps around your unit facing east for the morning sunrise and the sunny south. Open concept living with a spacious living and dining area, beautiful hardwood floors flowing through. Kitchen has stainless steel appliances, timeless white cabinets and quartz counter tops (which also match the bathrooms.) Shared 4 pc bath with tub/shower combo. 2 bedrooms are situated on opposite ends of the unit creating privacy, the master has a 4 pc bath with a vessel sink and walk in closet. Laundry room/utility area with a door leading to a giant crawl space providing lots of storage. Lift the door on the floor and take a peek. One titled parking stall comes with this unit (#43) and there is street parking and plenty of visitor parking for guests or additional vehicles. LOW condo fees at \$275.22/month and a pet friendly complex!