

1, 67 West Coach Manor SW  
Calgary, Alberta

MLS # A2273949



**\$352,500**

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | West Springs               |        |                   |
| Type:     | Residential/Four Plex      |        |                   |
| Style:    | Townhouse-Stacked          |        |                   |
| Size:     | 846 sq.ft.                 | Age:   | 2014 (12 yrs old) |
| Beds:     | 2                          | Baths: | 2                 |
| Garage:   | Parking Pad, Stall, Titled |        |                   |
| Lot Size: | -                          |        |                   |
| Lot Feat: | Landscaped, Lawn, Treed    |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Central, Natural Gas  | Water:     | -      |
| Floors:     | Vinyl Plank   | Sewer:     | -      |
| Roof:       | Asphalt Shingle   | Condo Fee: | \$ 369 |
| Basement:   | Crawl Space   | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame  | Zoning:    | DC     |
| Foundation: | Poured Concrete   | Utilities: | -      |
| Features:   | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |            |        |

**Inclusions:** N/A

ATTENTION INVESTORS - NEW FAMILIES - FIRST TIME HOME BUYERS ! Welcome to your next chapter in this beautifully appointed two-bedroom, two-bathroom townhouse nestled in the coveted West Springs community. This meticulously maintained home showcases modern living at its finest, featuring an open-concept design that effortlessly blends comfort with contemporary style. Step into the heart of the home where the spacious living area flows seamlessly into a stunning kitchen adorned with sleek granite countertops and gleaming stainless-steel appliances. Fresh paint throughout creates a crisp, move-in-ready atmosphere, while new flooring adds that extra touch of elegance underfoot. The primary bedroom serves as your personal sanctuary, complete with a generous walk-in closet that transforms organization from chore to joy. The thoughtfully designed second bedroom provides excellent flexibility as a comfortable guest suite, productive home office, or peaceful reading nook, featuring ample natural light and generous proportions that make any configuration work beautifully. The convenience of two full bathrooms cannot be overstated – no more morning lineup battles or awkward guest accommodations. This dual-bathroom layout offers the privacy and functionality that modern living demands, whether you're hosting overnight visitors or simply enjoying the luxury of dedicated spaces for daily routines. Convenience meets security with your own titled parking space positioned directly in front of the unit, because nobody enjoys playing parking roulette after a long day. Nature enthusiasts will appreciate the nearby walking paths, dog-friendly trails, and parks that make outdoor adventures as easy as stepping outside your front door. The location strikes that perfect balance between tranquil neighborhood living and urban accessibility. Top-rated schools

ensure educational excellence, while Stoney Trail West sits just two minutes away, connecting you to Calgary's broader opportunities without the downtown hustle. Don't miss this opportunity!