

# \$509,900 - 7 West Coach Manor Sw, Calgary

MLS® #A2264462

**\$509,900**

3 Bedroom, 4.00 Bathroom, 1,263 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to this well-maintained 3-bedroom, 3.5-bath end-unit townhouse in one of Calgary's most sought-after communities—West Springs. Perfectly designed for a growing family, this home combines comfort, style, and convenience.

Step inside to a sun-filled layout featuring luxury vinyl plank (LVP) flooring throughout, creating a modern and easy-care space. Large windows on three sides bathe the home in natural light, while the finished basement offers flexible space for a playroom, media area, or home office.

Upstairs, three spacious bedrooms include a serene primary suite with its own ensuite, while the additional bathrooms provide practicality for busy mornings. The deck off the main level is ideal for summer barbecues and evening relaxation.

This non-smoking, pet-free home is move-in ready and located in a quiet neighbourhood that's a short stroll to playgrounds, a convenient bus stop, and minutes from downtown Calgary. Families will love being close to some of the city's best schools such as: St. Joan of Arc, West Springs School, West Ridge School, Ernest Manning High School, and Calgary French & International School.

Built in 2013



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264462      |
| Price          | \$509,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,263         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7 West Coach Manor Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 1R7               |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                       |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Stone, Wood Frame                    |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 9                  |
| Zoning         | DC                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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