

# \$499,900 - 78 West Coach Manor Sw, Calgary

MLS® #A2235595

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Fully renovated and move-in ready, this stylish 3-bedroom, 2.5-bathroom townhome in West Springs offers nearly 1,300 sq ft of modern, functional living. Located at 78 West Coach Manor SW, this home stands out with a complete top-to-bottom renovation. The main floor features new luxury flooring, while the upper level includes brand new carpet. Every surface has been updated—fresh paint on walls, ceilings, doors, and window frames, new lighting fixtures throughout, and upgraded baseboards, cabinet hardware, and door handles.

The kitchen has been thoughtfully refreshed with new stainless steel appliances, repainted cabinetry, updated hardware, and new plumbing fixtures. A modern chandelier above the dining area and staircase adds character and warmth. All bathrooms have been updated with new toilets, mirrors, and fixtures, while the primary ensuite includes a new floor and smooth-finish ceiling. Additional improvements include a new handrail, topped-up attic insulation, and a two-year-old washer and dryer. The basement remains undeveloped, offering a blank canvas for future expansion, and the attached single garage provides everyday convenience.

This prime location is steps from the shops, dining, and fitness studios of West 85th, including Vin Room, Mercato West, and OrangeTheory. Families will appreciate



proximity to top-rated schools like West Springs School and St. Joan of Arc. With easy access to Bow Trail and Stoney Trail, commuting downtown or escaping to the mountains is effortless. If you're looking for a turnkey, upgraded townhome in one of Calgary's most desirable southwest communities, this is it.

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2235595      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,391         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 78 West Coach Manor Sw |
| Subdivision | West Springs           |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H1R7                 |

**Amenities**

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

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance                      |
| Lot Description   | Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Siding             |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 33              |
| Zoning         | DC              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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