

\$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	1
Zoning	DC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.