

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

MLS® #A2235595

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,391 sqft

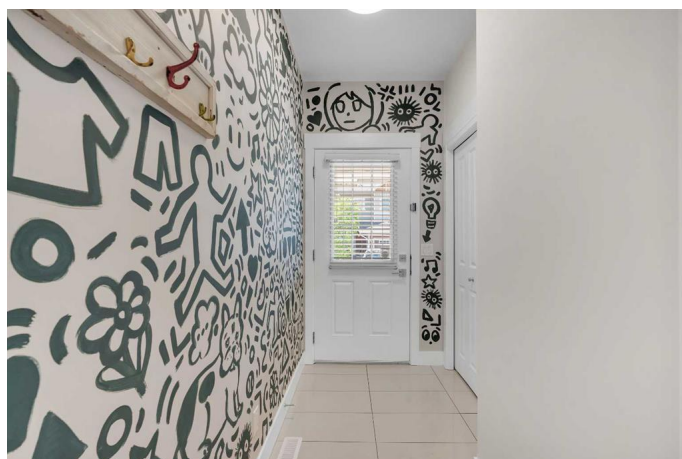
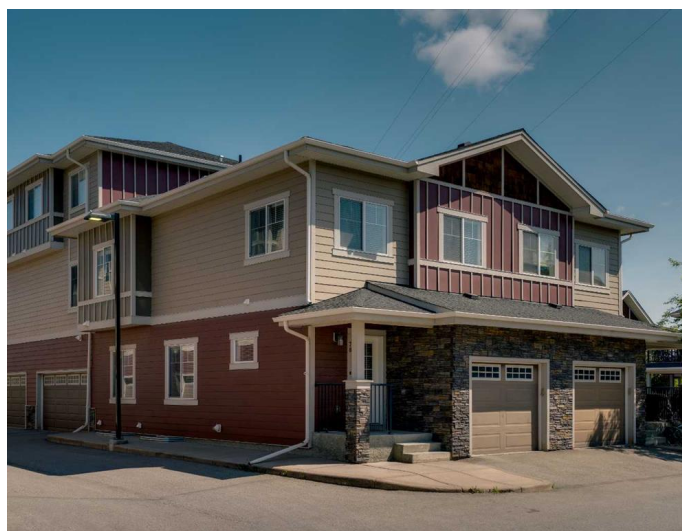
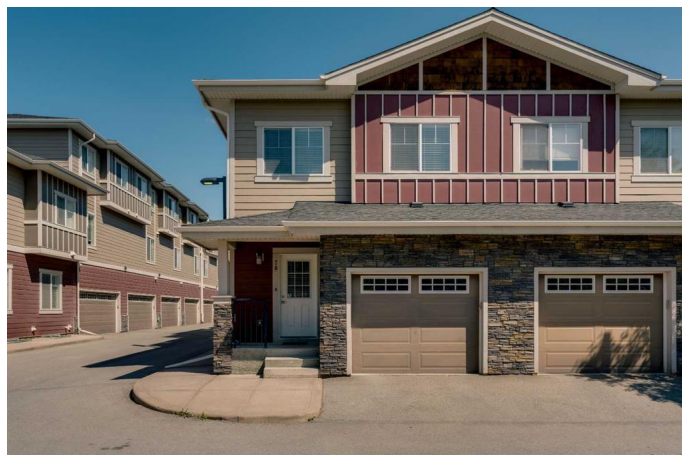
Residential on 0.00 Acres

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	17
Zoning	DC

## Listing Details

Listing Office	Charles
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