

# \$370,000 - 5, 59 West Coach Manor Sw, Calgary

MLS® #A2236053

**\$370,000**

2 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

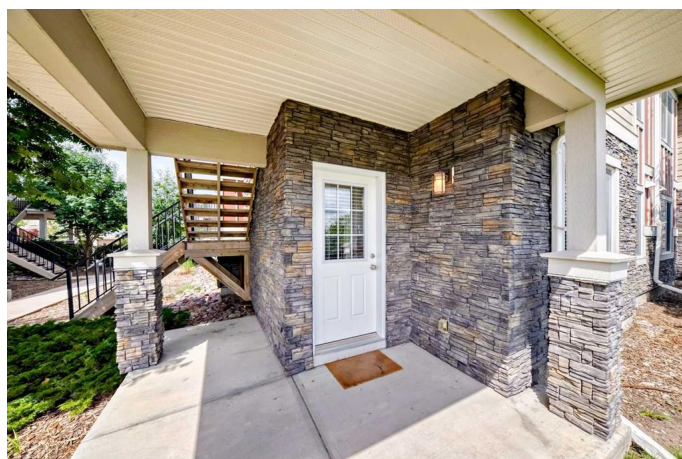
West Springs, Calgary, Alberta

This beautiful unit is tucked away in the back of this quiet complex located in a trendy neighborhood with lots of shops, restaurants and amenities. A rare unit facing a green space area so you have no neighbors looking in! Patio wraps around your unit facing east for the morning sunrise and the sunny south. Open concept living with a spacious living and dining area, beautiful hardwood floors flowing through. Kitchen has stainless steel appliances, timeless white cabinets and quartz counter tops (which also match the bathrooms.) Shared 4 pc bath with tub/shower combo. 2 bedrooms are situated on opposite ends of the unit creating privacy, the master has a 4 pc bath with a vessel sink and walk in closet. Laundry room/utility area with a door leading to a giant crawl space providing lots of storage. Lift the door on the floor and take a peek. One titled parking stall comes with this unit (#43) and there is street parking and plenty of visitor parking for guests or additional vehicles. LOW condo fees at \$275.22/month and a pet friendly complex!

Built in 2014

## Essential Information

MLS® #	A2236053
Price	\$370,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	5, 59 West Coach Manor Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1R7

### Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished, Crawl Space

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 6th, 2025
Days on Market	11
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.