

23 WEST COACH Manor SW
Calgary, Alberta

MLS # A2233900



\$499,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: NONE

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home offering over 1200 sq. ft. of thoughtfully designed living space, including a fully developed basement perfect for a family room, home office, or gym. Located in a quiet, well-managed complex, this property is ideal for families, professionals, or investors.