

# \$415,500 - 2, 43 West Coach Manor Sw, Calgary

MLS® #A2254800

## \$415,500

3 Bedroom, 3.00 Bathroom, 1,173 sqft  
Residential on 0.00 Acres

West Springs, Calgary, Alberta

Discover West Springsâ€™ HIDDEN GEM!  
This beautiful, NEWLY PAINTED two-level townhouse, with a low condo fee, combines MODERN ELEGANCE and COMFORT. It boasts a SPACIOUS LOFT, stunning views of lush green space, and THREE generous bedrooms with THREE full bathrooms. The open-to-below design at the center creates a bright, welcoming atmosphere. Ideally situated in West Springs, the property is close to shopping centers, boutique shops, and top-rated schools like Ernest Manning High School. Commuting is a breeze with Costco, Walmart, and downtown only 17 minutes away. Donâ€™t miss this exceptional opportunityâ€”schedule your viewing today and explore all that this home has to offer!



Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254800      |
| Price          | \$415,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,173         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2, 43 West Coach Manor Sw |
| Subdivision | West Springs              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H1R7                    |

## Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Storage                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Basement          | None                                                                                         |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Entrance, Barbecue |
| Lot Description   | Low Maintenance Landscape  |
| Roof              | Asphalt Shingle            |
| Construction      | Stone, Wood Frame          |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 39                  |
| Zoning         | DC                  |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Property Solutions Real Estate Group Inc. |
|----------------|-------------------------------------------|

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.