



THE
A-TEAM

**RE/MAX
FIRST**

87 WEST COACH Manor, Calgary T3H 1R7

MLS®#: **A2176647** Area: **West Springs** Listing **11/01/24** List Price: **\$487,500**
Status: **Active** County: **Calgary** Change: **-\$13k, 18-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **1,239**
Low Sqft:
Ttl Sqft: **1,239**

DOM

50
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Landscaped,Level**
Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`3"
Foyer	Main	13`8" x 8`7"
Living Room	Main	11`4" x 12`0"
4pc Bathroom	Second	7`11" x 5`0"
Bedroom	Second	9`6" x 9`8"

Room	Level	Dimensions
Dining Room	Main	7`11" x 9`11"
Kitchen	Main	15`5" x 7`11"
3pc Ensuite bath	Second	7`11" x 5`1"
Bedroom	Second	9`5" x 11`4"
Bedroom - Primary	Second	11`11" x 12`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$550

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1412806

Remarks

Pub Rmks: ***OPEN HOUSE SUNDAY DECEMBER 8, 1 PM - 3 PM!* Welcome to the quiet and desirable community of West Springs, where you'll find this charming 3 bedroom, 2.5 bathroom townhome. The bright and open main level features a functional and modern kitchen with an island, stainless steel appliances, and ample cabinet space, as well as the living room and good sized dining area leading to the private deck. Enjoy morning coffee and evening barbeques on the sunny south facing deck, backing onto sprawling greenspace. There is also high quality laminate flooring throughout the main level, made to resist daily wear and tear. Heading upstairs brings you to the primary bedroom with a large walk-in closet and ensuite with a tiled shower, 2 secondary bedrooms, and main bathroom. Moving downstairs, you'll discover a blank canvas ready for all your designs! Westbury Park offers spacious and low maintenance living in a peaceful setting, close to all the city has to offer. The neighbourhood of West Springs includes walking paths leading to basketball courts, playgrounds, tennis courts, and lush forest area. In addition, there are multiple nearby schools, and an amenity-rich shopping area a short drive away, with grocery stores, drugstores, professional businesses, gyms, restaurants, and more. Being on the southwest edge of the city puts you that much closer to the Rocky Mountains too!**

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









