



THE
A-TEAM

**RE/MAX
FIRST**

52 WEST COACH Manor, Calgary T3H 1R7

MLS®#: **A2183491** Area: **West Springs** Listing **12/13/24** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,588**
 Low Sqft:
 Ttl Sqft: **1,588**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:

Lot Feat: **Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Lighting**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	13`9" x 9`11"	Kitchen	Second	9`1" x 10`9"
Dining Room	Second	10`11" x 13`10"	2pc Bathroom	Second	5`11" x 5`3"
Office	Main	9`11" x 7`1"	Furnace/Utility Room	Main	9`0" x 6`3"
Bedroom	Third	9`7" x 14`1"	Bedroom	Third	9`7" x 12`5"
Bedroom - Primary	Third	11`10" x 15`4"	4pc Ensuite bath	Third	7`9" x 5`0"
4pc Bathroom	Third	8`8" x 5`1"			

Legal/Tax/Financial

Condo Fee:
\$321

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412810**

Remarks

Pub Rmks: ***OPEN HOUSE SUNDAY DECEMBER 15TH 11AM-2PM* Welcome to your dream home in West Springs! This stunning 3-storey townhome offers a contemporary and spacious living environment, ideal for families or professionals seeking comfort and convenience. With over 1,500 square feet of thoughtfully designed living space, this home features 3 bedrooms, 3 bathrooms, and a layout that prioritizes both style and functionality. The main floor boasts an open-concept design that effortlessly connects the living room, dining area, and kitchen, creating a welcoming space for entertaining or relaxing with loved ones. The kitchen is a culinary enthusiast's dream, showcasing granite countertops, a breakfast bar, stainless steel appliances, and plenty of workspace for meal prep. Adjacent to the living area, you'll find a charming nook perfect for reading, working, or studying, along with a private balcony where you can savor your morning coffee or unwind after a long day. On the upper level, the luxurious primary suite awaits, complete with a walk-in closet and a full ensuite for ultimate relaxation. Two additional bedrooms offer generous space for family, guests, or a home office setup. The entry-level includes a versatile flex room that can easily be tailored to your needs, whether for fitness, work, or a hobby space. Practical amenities such as a double attached garage and a hidden storage area under the laundry/mechanical room add extra convenience. This home is part of a vibrant community with nearby schools, shops, dining options, and transit. Enjoy a quick 20-minute commute to downtown Calgary or escape to the nearby mountains for weekend adventures. Don't miss the chance to call this beautifully modern and spacious townhome your own.**

Inclusions:
Property Listed By: **N/A**
KIC Realty

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







