



THE A-TEAM

RE/MAX FIRST

11 WEST COACH Manor, Calgary T3H 1R7

MLS®#: A2195686 Area: West Springs Listing Date: 02/27/25 List Price: \$509,990
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
City/Town: Calgary
Year Built: 2013
Finished Floor Area: 1,233
Abv Sqft: 1,233
Low Sqft:
Ttl Sqft: 1,233

DOM

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

Access:
Lot Feat: Few Trees, Landscaped, Level
Park Feat: Concrete Driveway, Single Garage Attached

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Vinyl Siding, Wood Frame
Flooring: Ceramic Tile, Hardwood, Vinyl Plank
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

Table with columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Condo Fee: \$486
Title: Fee Simple
Fee Freq: Monthly
Zoning: DC

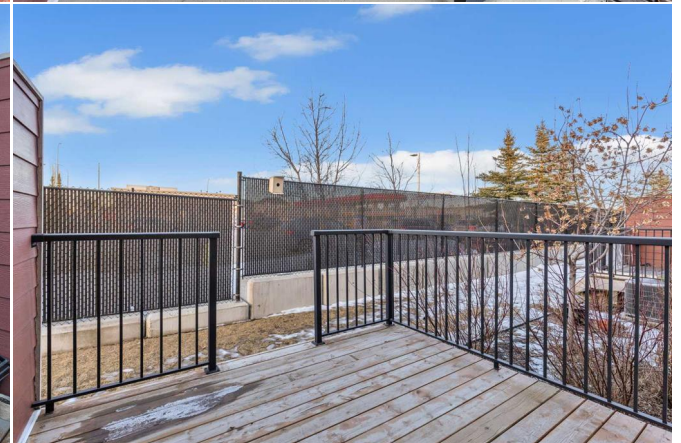
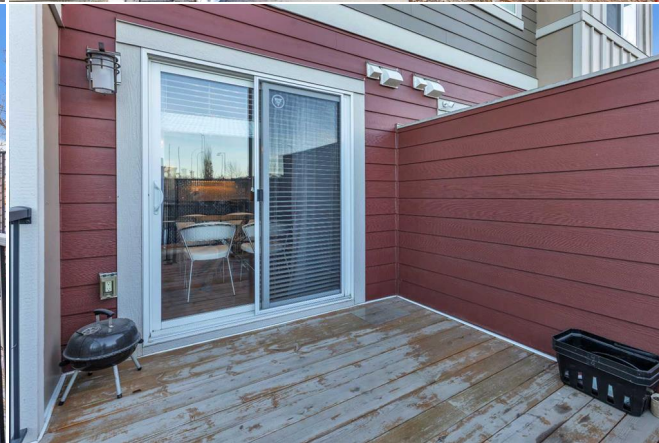
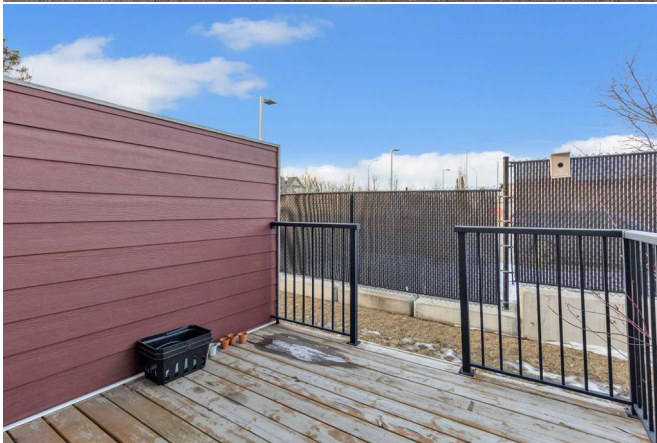
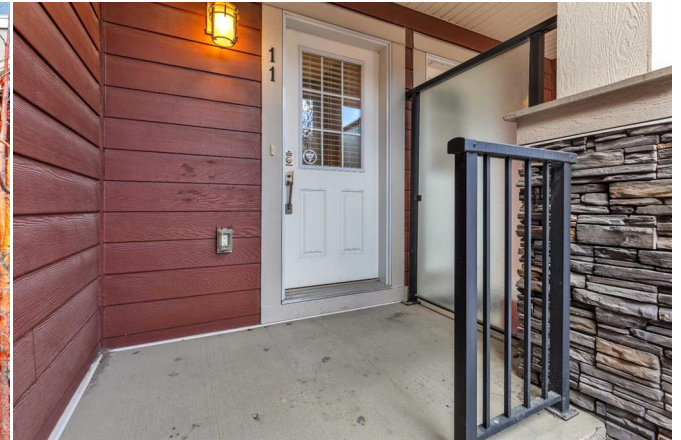
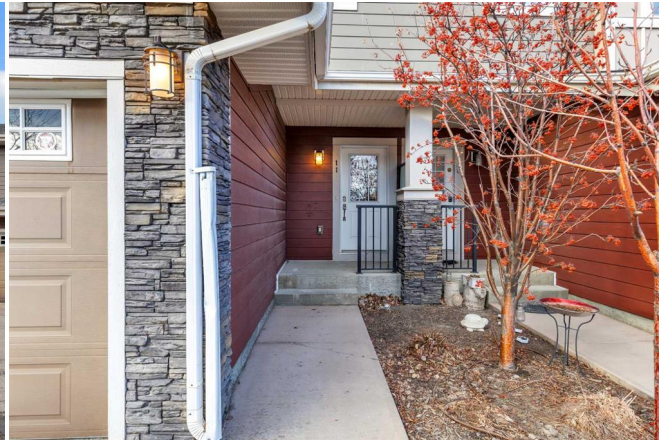
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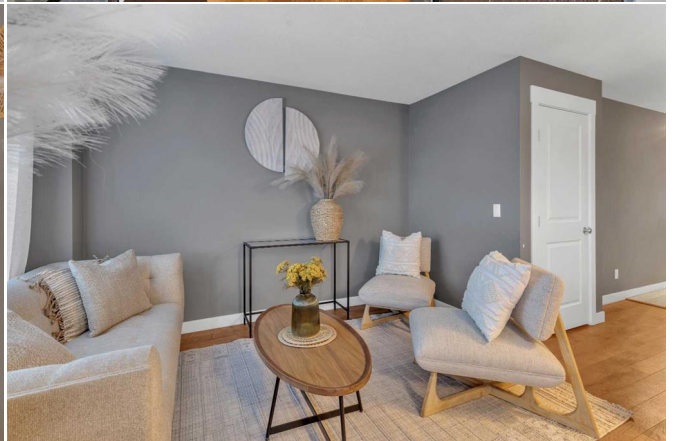
Remarks

Pub Rmks: **Beautiful 3-Bedroom, 2.5 BathTownhouse for Sale in WEST SPRINGS! Located in one of Calgary’s most sought-after communities, this stunning 3-bedroom, 2.5-bath townhouse offers the perfect blend of comfort and convenience. Situated near Calgary’s top-rated schools, it’s an ideal home for families looking to settle in a vibrant and growing neighbourhood. The OPEN-CONCEPT layout provides bright and spacious living areas, while the FULLY DEVELOPED BASEMENT adds extra space for a home office, gym, or entertainment area. WEST SPRINGS is a young and thriving community, offering easy access to parks, shopping, dining, and a quick commute to downtown Calgary. Don’t miss this incredible opportunity—contact us today to book a viewing!**

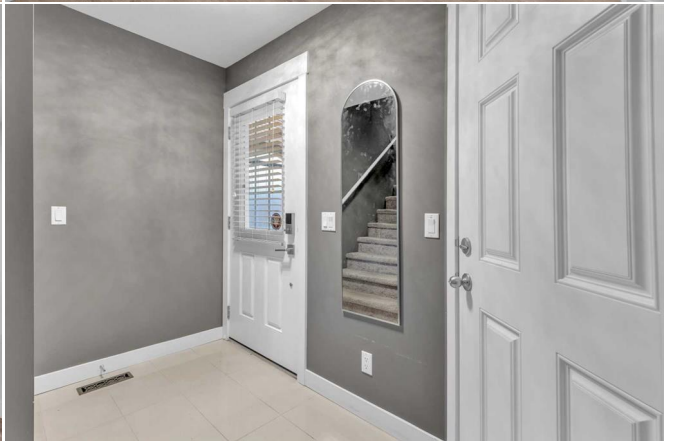
Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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



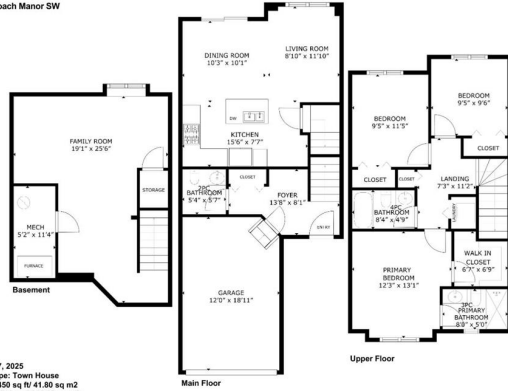








11 West Coach Manor SW



Date: Feb 27, 2025  
 Property Type: Town House  
 Basement: 450 sq ft / 41.80 sq m2  
 Main Floor: 541 sq ft / 50.28 sq m2  
 Upper Floor: 692 sq ft / 64.28 sq m2  
**Total RMS: 1233 sq ft / 114.54 sq m2**

\*\*\* All Measurements adhere to RECA and RMS standards \*\*\*

Chris estrella