

# \$409,990 - 6, 35 West Coach Manor Sw, Calgary

MLS® #A2177084

**\$409,990**

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

Welcome to West Springs, where a rare opportunity awaits! This stunning, two-level townhouse with low condo fees offers an exceptional blend of modern design and comfort, complete with a large loft and picturesque views over beautiful green space—ideal for unwinding after a long day.

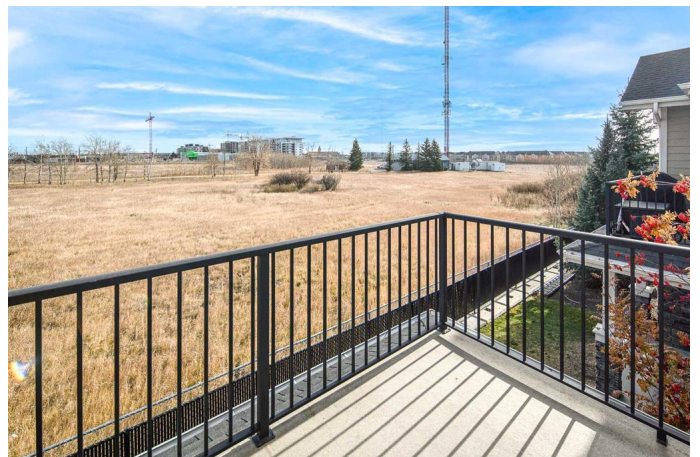
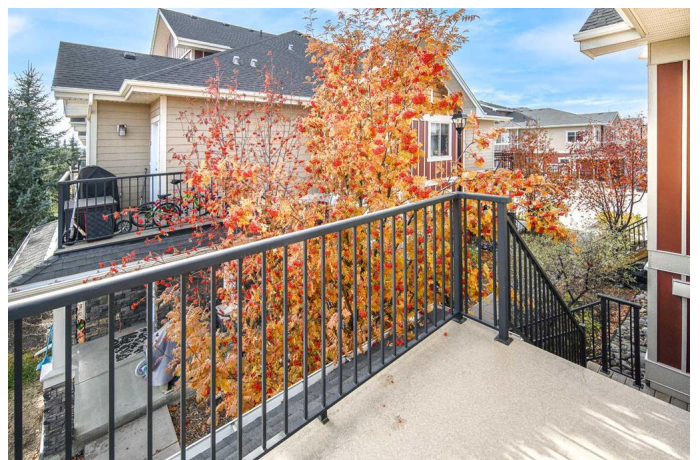
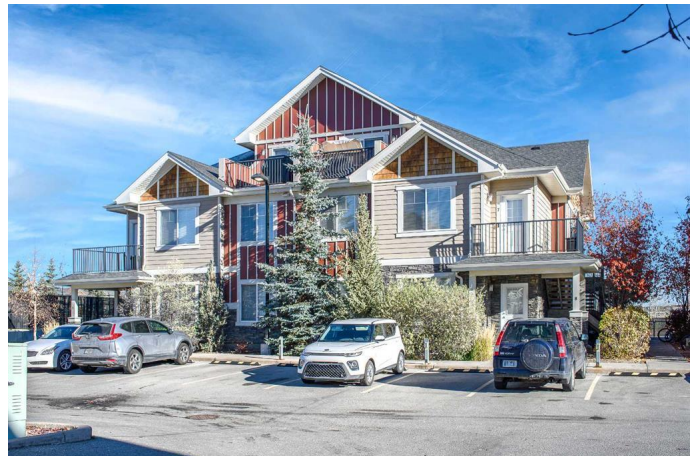
The home features two spacious bedrooms and three full bathrooms, with a dramatic open-to-below area at the heart of the living space, creating a bright, airy ambiance. Located in a prime spot within West Springs, this townhouse is surrounded by a variety of amenities, including nearby shopping centers and charming local boutiques. Plus, it's in an excellent school zone, with the highly regarded Ernest Manning High School close by.

Commuting is effortless, with Costco, Walmart, and downtown just a short 17-minute drive away. Don't miss out on this unique opportunity—book your showing today and see all that this home has to offer!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2177084  |
| Price      | \$409,990 |
| Sold Price | \$400,000 |
| Bedrooms   | 2         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,170         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Sold          |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6, 35 West Coach Manor Sw |
| Subdivision | West Springs              |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 1R7                   |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | Trash         |
| Parking Spaces | 1             |
| Parking        | Stall, Titled |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                       |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Basement          | None                                                                                 |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony                                                    |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Few Trees, Views |
| Roof              | Asphalt Shingle                                            |
| Construction      | Cement Fiber Board                                         |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 2nd, 2024  |
| Date Sold      | December 11th, 2024 |
| Days on Market | 38                  |
| Zoning         | DC                  |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            Homecare Realty Ltd.

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