



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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78 West Coach Manor SW
Calgary, Alberta

MLS # A2235595



\$499,900

Division:	West Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,391 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 292
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Fully renovated and move-in ready, this stylish 3-bedroom, 2.5-bathroom townhome in West Springs offers nearly 1,300 sq ft of modern, functional living. Located at 78 West Coach Manor SW, this home stands out with a complete top-to-bottom renovation. The main floor features new luxury flooring, while the upper level includes brand new carpet. Every surface has been updated—fresh paint on walls, ceilings, doors, and window frames, new lighting fixtures throughout, and upgraded baseboards, cabinet hardware, and door handles. The kitchen has been thoughtfully refreshed with new stainless steel appliances, repainted cabinetry, updated hardware, and new plumbing fixtures. A modern chandelier above the dining area and staircase adds character and warmth. All bathrooms have been updated with new toilets, mirrors, and fixtures, while the primary ensuite includes a new floor and smooth-finish ceiling. Additional improvements include a new handrail, topped-up attic insulation, and a two-year-old washer and dryer. The basement remains undeveloped, offering a blank canvas for future expansion, and the attached single garage provides everyday convenience. This prime location is steps from the shops, dining, and fitness studios of West 85th, including Vin Room, Mercato West, and OrangeTheory. Families will appreciate proximity to top-rated schools like West Springs School and St. Joan of Arc. With easy access to Bow Trail and Stoney Trail, commuting downtown or escaping to the mountains is effortless. If you're looking for a turnkey, upgraded townhome in one of Calgary's most desirable southwest communities, this is it.