

18 West Coach Road SW Calgary, Alberta

MLS # A2270985



\$720,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,445 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Solar Panels (8); Window Coverings

Welcome to 18 West Coach Road SW, a fully developed two-storey home in the heart of West Springs—one of Calgary's most desirable family-focused communities. Built in 2009 and fully finished on all levels, this home combines comfort and functionality in a location that offers exceptional walkability and access to everyday essentials. The main floor features bamboo hardwood flooring that adds character throughout the open-concept living space. The kitchen with its view to the back deck seamlessly connects to the dining area and living room, making it ideal for both family time and entertaining. A three-sided gas fireplace anchors the living room with a cozy, welcoming feel. A 2-piece powder room tucked conveniently off the main living area finishes the main level. Upstairs, the bedrooms are generously sized and a 4-piece bathroom. The primary suite, with a walk-in closet and 4-piece ensuite provides form and function. The fully developed basement expands the home further with a family room, additional bedroom, 3-piece bathroom, and storage, making it ideal for teens, guests, or home office needs. Outside, the backyard is set up for both relaxation and gatherings, featuring a large deck with space to dine, lounge, and enjoy warm summer days. The solar panel system is a standout upgrade, improving energy efficiency and reducing utility costs, less than a year old and fully paid for the new owner, they also have a transferrable warranty. The attached garage offers everyday convenience and storage through every season. This property maximizes its setting. Just a short walk away are Wentworth Square and West Coach Forest, providing the perfect blend of shopping, dining, caf  s, and greenspace right at your doorstep. Families will appreciate the unmatched school options nearby, including West Springs School, West Ridge School, St.

Joan of Arc, and Calgary Academy. The community is known for its safe streets, abundant playgrounds, pathway network, and welcoming atmosphere, making it an exceptional place to put down roots. With its hardwood floors, solar panels, fully developed interior, large backyard deck, and garage—paired with an outstanding location—18 West Coach Road SW offers comfort, convenience, and community in one of Calgary’s most sought-after neighbourhoods.