

# \$734,900 - 18 West Coach Road Sw, Calgary

MLS® #A2270985

**\$734,900**

4 Bedroom, 4.00 Bathroom, 1,445 sqft

Residential on 0.07 Acres

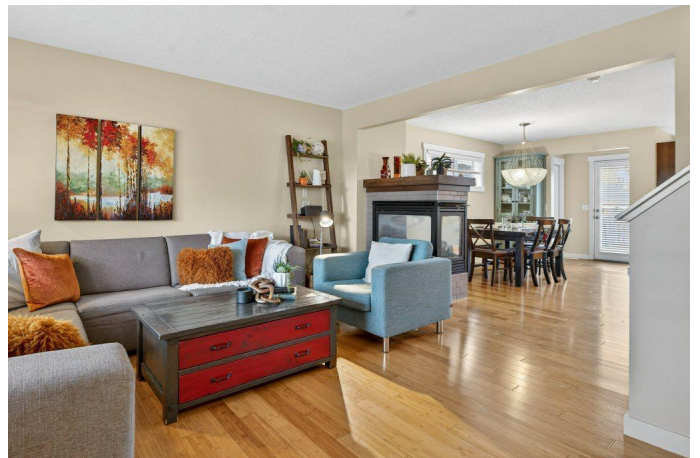
West Springs, Calgary, Alberta

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. 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.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS   #        | A2270985    |
| Price          | \$734,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,445       |
| Acres          | 0.07        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 18 West Coach Road Sw |
| Subdivision | West Springs          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 0M6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Pantry                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central, Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                           |
| Fireplace         | Yes                                                                                            |
| # of Fireplaces   | 1                                                                                              |
| Fireplaces        | Gas, Living Room, Three-Sided                                                                  |
| Has Basement      | Yes                                                                                            |
| Basement          | Full                                                                                           |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Back Lane                    |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2025 |
| Days on Market | 3                   |

|                |     |
|----------------|-----|
| Zoning         | R-G |
| HOA Fees       | 270 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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