

\$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

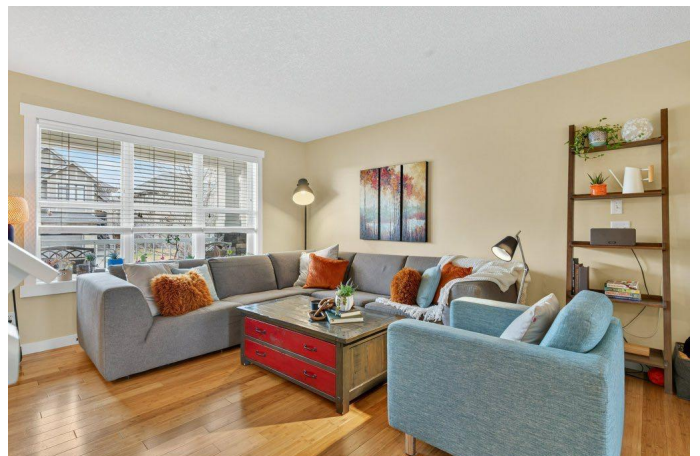
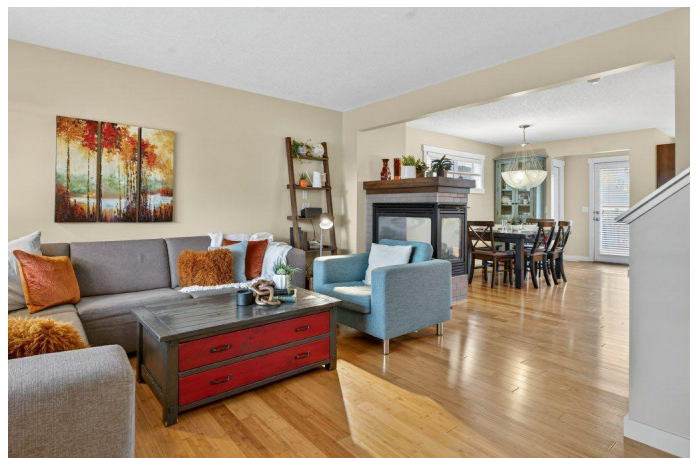
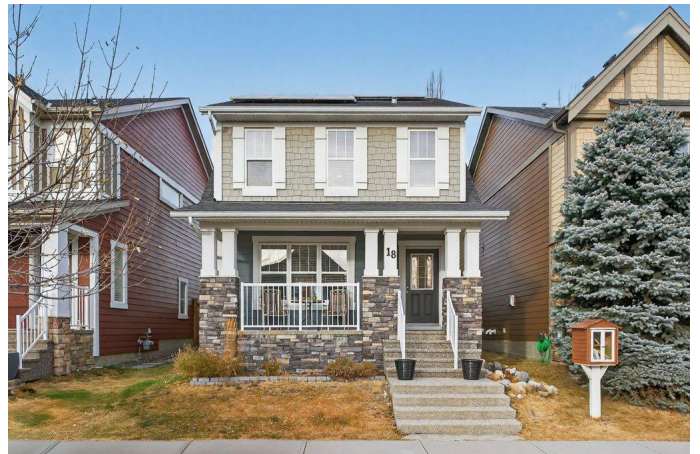
West Springs, Calgary, Alberta

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
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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
Zoning	R-G

HOA Fees	270
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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