

\$380,000 - 2304, 7171 Coach Hill Road Sw, Calgary

MLS® #A2265577

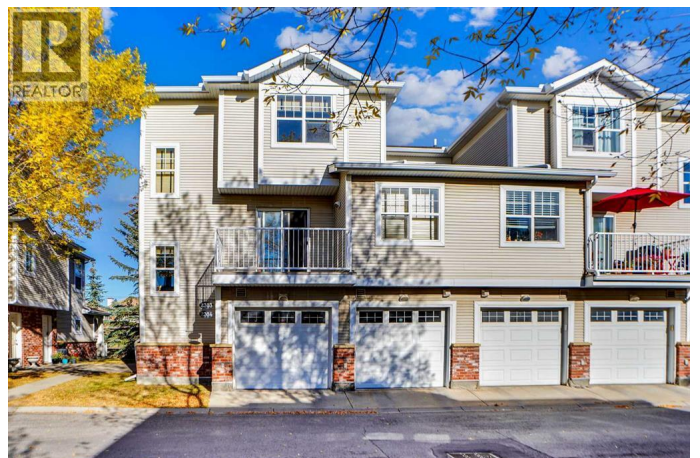
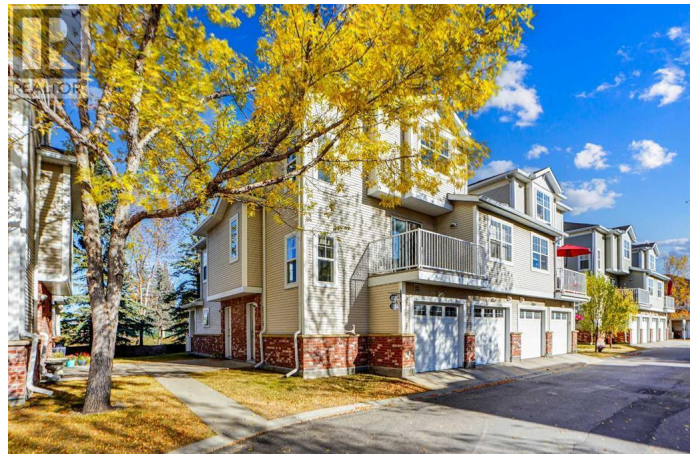
\$380,000

2 Bedroom, 2.00 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this well maintained, updated, move-in ready END-UNIT townhouse in the highly sought-after Quinterra complex of West community Coach Hill. Offering 1,427 sq. ft. of thoughtfully designed living space, this home perfectly blends modern comfort, sunny natural light (SW corner unit), and timeless style. Step inside to a bright, open-concept main floor featuring NEW carpet and NEW vinyl plank flooring, and many windows on three sides that fill the home with sunlight. The modern kitchen offers stainless steel appliances, abundant cabinetry, a sleek layout, and a seamless connection to the spacious dining and living areas—perfect for entertaining or relaxing at home. Step outside to your private patio with BBQ gas line, the perfect spot for morning coffee or peaceful evenings. Upstairs, discover two large bedrooms, including a serene primary master bedroom with a walk-in closet and 3-piece ensuite, and generous walk in storage. A full 4-piece bathroom and a convenient upper-level laundry area complete the space. Attached insulated and drywalled garage on the main level. In floor heating for year-round comfort. Condo fee includes insurance, reserve fund, snow removing, landscaping etc., and even HEAT, WATER, SEWER, garbage are included. There are ample VISITOR parking stalls conveniently located directly across from the unit. Convenient access to 69th Street LRT, Westside Rec Centre, shopping, and dining. This exceptional



home combines style, function, and location in one of Calgary’s most desirable townhouse communities. Only 15 minutes driving distance to Downtown. Don’t miss your chance to make it yours! (id:6289)

Built in 1998

Essential Information

Listing #	A2265577
Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,427
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2304, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
Province	Alberta
Postal Code	T3H3R7

Amenities

Amenities	Park, Schools, Shopping
Utilities	Electricity, Natural Gas, Sewer, Water
Features	PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas In Floor Heating

Cooling	None
# of Stories	3

Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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