# \$424,900 - 3001, 7171 Coach Hill Road Sw, Calgary

MLS® #A2214914

#### \$424,900

2 Bedroom, 2.00 Bathroom, 1,412 sqft Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this beautifully updated, move-in ready end-unit townhouse in the sought-after Quinterra complex of Coach Hill. Offering over 1,400 sq. ft. of thoughtfully designed living space, this home features a bright, open-concept layout perfect for everyday comfort and stylish entertaining.

Step inside to find rich hardwood floors throughout the main level, a cozy corner fireplace, and large windows on three sides that flood the home with natural light. The modern kitchen boasts a clean, open design with ample cabinetry and seamless flow into the spacious dining and living areasâ€"ideal for hosting guests or relaxing at home.

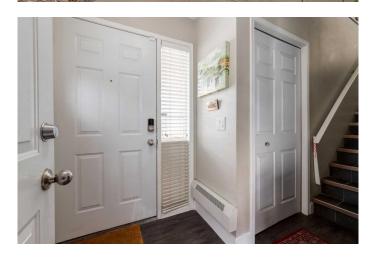
Upstairs, you'll find two generously sized bedrooms, including a serene primary retreat with a large walk-in closet and direct access to a luxurious 5-piece ensuite. This spa-like bathroom features dual sinks, a deep soaker tub, and plenty of storage, combining beauty with everyday practicality.

A versatile den on the main floor offers flexible space for a home office, reading nook, or playroom. Step outside to your private patio, perfectly positioned to enjoy tranquil views of the pond and a peaceful brookâ€"an ideal setting for morning coffee or evening unwinding.

Additional highlights include:







Single attached heated garage plus full driveway for second vehicle.

Heated hardwood and tile floors for year-round comfort.

Fresh, modern finishes throughout.

Quiet location backing onto green space and water feature.

Convenient access to 69th Street LRT, Westside Rec Centre, shopping, and dining. This exceptional townhome combines style, function, and locationâ€"don't miss the opportunity to make it yours!

Built in 1998

#### **Essential Information**

MLS® # A2214914 Price \$424,900

Bedrooms 2

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,412 Acres 0.00 Year Built 1998

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 3001, 7171 Coach Hill Road Sw

Subdivision Coach Hill
City Calgary
County Calgary

Province Alberta
Postal Code T3H 3R7

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Closet Organizers, Kitchen Island

Appliances Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window

Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Landscaped

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed May 6th, 2025

Days on Market 42

Zoning M-C1

### **Listing Details**

Listing Office eXp Realty

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