

# \$430,000 - 4004, 7171 Coach Hill Road Sw, Calgary

MLS® #A2206797

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to Quinterra, the very desirable complex in the much sought-after community of Coach Hill. This sun drenched end unit boasts an open floor plan, radiant heating, maple hardwood flooring and matching kitchen cabinetry. The Primary Bedroom features a walk in closet as well as a three piece ensuite. Laundry, a large secondary bedroom and a four piece bathroom finish up the third level. In addition to everything you see, the South facing balcony is also expected to be replaced in 2025. An attached garage completes this inviting home, perfectly situated near parks, transit, and with an easy commute to downtown Calgary, Mount Royal University or the University of Calgary.

Built in 1997

## Essential Information

MLS® #	A2206797
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,229
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey



Status	Active
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## Community Information

Address	4004, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H3R7

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Washer
Heating	Boiler
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Lighting
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 29th, 2025
Days on Market	23
Zoning	M-C1

## Listing Details

Listing Office	2% Realty
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