

**3001, 7171 Coach Hill Road SW
Calgary, Alberta**

MLS # A2214914



\$424,900

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 676
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: N/A

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 areas—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 brook—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 location—don't miss the opportunity to make it yours!