

**2304, 7171 Coach Hill Road SW
Calgary, Alberta**

MLS # A2217113



\$398,000

Division:	Coach Hill		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,327 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 658
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: n/a

Discover the perfect blend of comfort and convenience with this beautiful 2-storey end-unit townhouse, located in the sought-after SW community of Coach Hill. Nestled within the quiet and well-kept Quinterra complex, this home offers nearly 1,400 sq ft of developed living space, featuring 2 bedrooms, 2 bathrooms, and a single attached garage. The main floor boasts stunning new vinyl flooring and a spacious, open-concept layout. The modern kitchen is equipped with stylish wood cabinetry and ample counter space, seamlessly flowing into the bright living and dining areas. Sliding doors lead out to a private balcony—ideal for BBQs or simply enjoying the summer sun. Upstairs, you'll find two generously sized bedrooms, including a primary suite complete with a 3-piece ensuite and a large walk-in closet. A full 4-piece bathroom and a convenient upper-level laundry area complete the space. Situated close to schools, parks, playgrounds, shopping, and dining, this home offers an exceptional lifestyle in a prime location. Whether you're looking for a wonderful family home or a smart investment, this property delivers. Don't miss out—schedule your private viewing today!