

**3003, 7171 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2232141**



**\$445,800**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** gold mirror over fireplace and gold mirror in primary bedroom

Stylishing renovated and updated in Coach Hill, featuring modern luxury vinyl plank flooring and tile flooring throughout, this spacious townhouse offers a desirable dual master bedroom floor plan, over 1400 SF of space and is move in ready. You'll love the convenience of the attached garage and the spacious main floor entry with ample closet space. The main level welcomes you in with an abundance of natural light and neutral design – the bright kitchen offers ample counter and cabinet space, stainless steel appliances and a peninsula island with breakfast bar overlooking the dining room. Cozy up to the gas fireplace in the living room or enjoy the sun from the balcony that overlooks the green space. Flexible office/den is adjacent to the living room and a handy 2 pc bath with full size washer and dryer completes the level. Upstairs retreat to the primary bedroom, easily accommodating king-size furniture, offering a walk in closet and 3 pc ensuite. The second bedroom features its own 4 piece ensuite bath and large closet. Thoughtful updates include luxury vinyl plank flooring in 2023, new floor trim, new Duradeck balcony, matte black door hardware throughout, updated lighting, new and modern paint colours, updated faucets. Quinterra Townhouses offers owners beautiful pathways & mature landscaping to enjoy and the condo fee includes unit heat (in-floor heating throughout the townhouse). Its location close to parks and area schools is so convenient – plus it's less than a 10 minute drive to the LRT station, Westside Rec Centre, a variety of shops, restaurants & services. It's an easy commute downtown or west to the Rocky Mountains. Truly an exceptional, unbeatable location for this move-in ready home!