

\$449,900 - 3005, 7171 Coach Hill Road Sw, Calgary

MLS® #A2200887

\$449,900

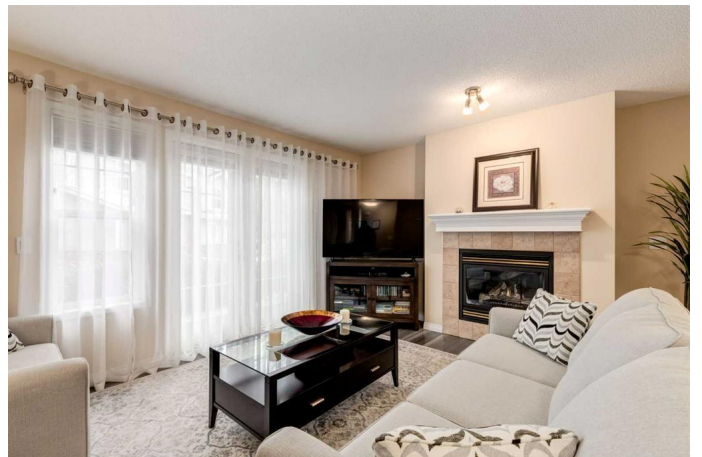
2 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to one of the best locations in the Quinterra complex in the beautiful southwest neighborhood of Coach Hill. This one level, main floor unit features no stairs and an attached single garage that enters directly into your living space. With over 1200 square feet and an open floor plan, this home is set up to meet your needs for years to come. Entering the unit, you will immediately notice the upgraded flooring which leads you into the spacious living room with a cozy gas fireplace and a large wall of windows and patio doors, leading to your outdoor seating area with views of the pond. The dining area has plenty of seating for larger gatherings and the kitchen is well appointed with a full pantry, loads of natural light and stainless steel appliances. The primary bedroom is a great space to unwind and features a large walk in closet and a fully redone bathroom with a tiled shower and quartz counter tops. Rounding out the living area you have a nice second bedroom, an additional full bathroom and a laundry/storage room that is right next to the access to the single attached garage. This great home is in an unbeatable location, close to shopping and green space and the condo fees include heat, water, all landscaping and snow removal. There is nothing left to do but move in and enjoy so call to book your private showing before this home is gone.

Built in 1997



Essential Information

MLS® #	A2200887
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	3005, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6B5

Amenities

Amenities	Community Gardens, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Driveway, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Courtyard, Garden
Lot Description	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Private, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	March 14th, 2025
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
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