



**3105, 7171 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2284838**



**\$389,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Other, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 614
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to Quinterra, located in the highly sought-after community of Coach Hill. This beautifully recently updated 2-bedroom, 2 full bathroom unit sits on a quiet lot with convenient visitor parking directly in front. The spacious living area features a cozy gas fireplace and elegant French doors that open onto a private patio, perfect for relaxing or entertaining. The kitchen is thoughtfully laid out, stylish lighting, and a breakfast bar that overlooks the living room, creating an open and inviting layout. A generous dining area offers ample space for hosting family and friends. The primary bedroom is bright and welcoming, complete with large windows, a walk-in closet, and a 4-piece ensuite with a tub. The second bedroom is also generously sized, featuring two windows and a spacious closet. Additional highlights include in-suite laundry and an attached garage with driveway parking. Backing onto a professionally maintained green space, this single-level unit is ideal for those seeking the ease and comfort of stair-free living. Conveniently located close to public transit, shopping, schools, walking paths, and all the amenities Calgary has to offer, this home combines comfort, style, and an unbeatable location. Book your showing today!