



**704, 7171 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2295156**



**\$419,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,291 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>	Low Maintenance Landscape		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 667
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-C1 d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** Garage Door Opener with 1 Control

\*\*\*\*OPEN HOUSE AT 704 7171 COACH HILL RD SW ON SUNDAY APRIL 12 2026 FROM 2:00PM TO 4:00PM\*\*\*\* IMMACULATE, BEAUTIFUL, BRIGHT + OPEN, 1291 SQFT 2 BED 2 BATH BUNGALOW STYLE, GROUND FLOOR CONDO WITH ATTACHED GARAGE & MOST UTILITIES INCLUDED IN CONDO FEES!! Welcome to the well managed complex of Quinterra, with it&rsquo;s beautiful landscaping, ample visitor parking, PET FRIENDLY policy (1 pet allowed with board approval) & incredible location in the sought after community of Coach Hill. The unit itself boasts a huge open concept floor-plan with bright, sunny, oversized windows, hardwood, vinyl plank, & carpet flooring with in-floor heating throughout. The kitchen features ample storage with its solid wood cabinets, pot & pan drawers, stainless steel appliances & a breakfast bar able to accommodate seating for 5. The dining area has room for a large dining table perfect for entertaining, while the living room has a beautiful gas fireplace & access to the lovely outdoor patio, where you can soak up the good weather. The unit has two bedrooms, & two bathrooms including a king sized south facing primary with walk-in closet & 3-piece en-suite. Parking is made easy by the attached single car garage. Walking distance to parks, playgrounds, schools, shopping, walking trails, only half an hour to the mountains & minutes to Signal Hill Shopping Centre, Sarcee Trail, Bow Trail, & the New Ring Road system!!