



**503, 7171 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2304135**



**\$405,000**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,132 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>	Landscaped, No Back Lane, Seasonal Water, Street Lighting, Treed		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 630
<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>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** None

Welcome to this very popular villa complex in Coach Hill "QUINTERRA". This is a single level unit with two gorgeous bedrooms and two full bathrooms and a wonderful functional floorplan. The living room is warm and inviting and has a cozy gas fireplace and with a large sliding door that opens onto a very private patio space; a great extension of living space in the summer. There is also in-floor heating throughout for year round comfort; no need to fuse with a noisy furnace and also has a laundry room with storage space. The kitchen has been upgraded with quartz countertops and newer lighting. This townhome also features a large single attached garage and visitors parking is nearby. The Quinterra complex is very well managed and the maintenance fees covers practically everything including heat and gas; you will be living a carefree lifestyle. This is also a pet friendly complex. Quick access in and out of the community is also a plus with the convenience of most major shopping areas and amenities; it is only a short drive away. Don't miss out on this fabulous opportunity whether you are purchasing for yourself or if you are a savvy investor. Call for your private viewing today.