



**1201, 7171 Coach Hill Road SW  
Calgary, Alberta**

**MLS # A2134675**



**\$434,900**

<b>Division:</b>	Coach Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 725
<b>Basement:</b>	None, Unfinished	<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>	Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** storage in garage

Back on market and waiting for the right buyer. Welcome to this spotless, 2 bedroom, end unit condo. The covered entry way leads into a spacious foyer with under floor heating. The single garage has built in storage and enters directly into the hall - no more hauling groceries outside first! This home does not have a furnace or hot water tank. It does have in floor heating that is included in the condo fees ! The main level has a bright open kitchen, with all newer appliances, a window over the sink to catch the views, and new countertops and tile flooring. Off the kitchen is a stacked washer/dryer, and loads of pantry and miscellaneous storage. There is a window in this room too, so tons of light. A dining area is just off the kitchen - talk to your guests while you get dinner ready! A corner fireplace in the living room makes for a cozy area. Then, walk out to your private balcony that has a beautiful, quiet view of a pond and lovely landscaping. Perfect spot for morning coffee or a glass of wine later! There is also a very large den/office area, which could also be used as a library, second living space, endless choices. A two piece bathroom is on the main floor. Moving to the upper floor there is two bedrooms. The master bedroom is huge. The bathroom is a jack and Jill, having a door from the hallway and one off the master bedroom. This bedroom is huge with double vanities, makeup area and loads of built in storage. A new bath out-fitter surrounds the tub . A linen closet here holds all your sheets, towels and more. The second bedroom is bright and sunny. Both bedrooms have stand alone air conditioning. This unit is immaculate , neat as a pin, with very recent upgrades. The mailbox is super close and the visitor parking is right across from the front door. This is a lovely, well maintained development, quiet yet with good access to major roads, schools, busing and shopping. 2 pets

allowed with board approval. Middle of August possession or later is ideal. Call you favorite realtor and book your showing today !