



GRASSROOTS
REALTY GROUP

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4004, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2206797



\$430,000

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,229 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 706
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: Blinds, Curtains, King Sized Bed, TV in Secondary Bedroom

Welcome to Quinterra, the very desirable complex in the much sought-after community of Coach Hill. This sun drenched end unit boasts an open floor plan, radiant heating, maple hardwood flooring and matching kitchen cabinetry. The Primary Bedroom features a walk in closet as well as a three piece ensuite. Laundry, a large secondary bedroom and a four piece bathroom finish up the third level. In addition to everything you see, the South facing balcony is also expected to be replaced in 2025. An attached garage completes this inviting home, perfectly situated near parks, transit, and with an easy commute to downtown Calgary, Mount Royal University or the University of Calgary.