

**2304, 7171 Coach Hill Road SW
Calgary, Alberta**

MLS # A2217113



\$398,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Coach Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,327 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

| | |
|--------------------|-----------------------------------|
| Heating: | In Floor |
| Floors: | Carpet, Tile, Vinyl |
| Roof: | Asphalt Shingle |
| Basement: | None |
| Exterior: | Brick, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Ceiling Fan(s), Walk-In Closet(s) |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 658 |
| LLD: | - |
| Zoning: | M-C1 |
| Utilities: | - |

Inclusions: n/a

Discover the perfect blend of comfort and convenience with this beautiful 2-storey end-unit townhouse, located in the sought-after SW community of Coach Hill. Nestled within the quiet and well-kept Quinterra complex, this home offers nearly 1,400 sq ft of developed living space, featuring 2 bedrooms, 2 bathrooms, and a single attached garage. The main floor boasts stunning new vinyl flooring and a spacious, open-concept layout. The modern kitchen is equipped with stylish wood cabinetry and ample counter space, seamlessly flowing into the bright living and dining areas. Sliding doors lead out to a private balcony—ideal for BBQs or simply enjoying the summer sun. Upstairs, you'll find two generously sized bedrooms, including a primary suite complete with a 3-piece ensuite and a large walk-in closet. A full 4-piece bathroom and a convenient upper-level laundry area complete the space. Situated close to schools, parks, playgrounds, shopping, and dining, this home offers an exceptional lifestyle in a prime location. Whether you're looking for a wonderful family home or a smart investment, this property delivers. Don't miss out—schedule your private viewing today!