

# \$424,900 - 3001, 7171 Coach Hill Road Sw, Calgary

MLS® #A2214914

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,412 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this beautifully updated, move-in ready end-unit townhouse in the sought-after Quinterra complex of Coach Hill. Offering over 1,400 sq. ft. of thoughtfully designed living space, this home features a bright, open-concept layout perfect for everyday comfort and stylish entertaining.

Step inside to find rich hardwood floors throughout the main level, a cozy corner fireplace, and large windows on three sides that flood the home with natural light. The modern kitchen boasts a clean, open design with ample cabinetry and seamless flow into the spacious dining and living areas—ideal for hosting guests or relaxing at home.

Upstairs, you'll find two generously sized bedrooms, including a serene primary retreat with a large walk-in closet and direct access to a luxurious 5-piece ensuite. This spa-like bathroom features dual sinks, a deep soaker tub, and plenty of storage, combining beauty with everyday practicality.

A versatile den on the main floor offers flexible space for a home office, reading nook, or playroom. Step outside to your private patio, perfectly positioned to enjoy tranquil views of the pond and a peaceful brook—an ideal setting for morning coffee or evening unwinding.

Additional highlights include:



Single attached heated garage plus full driveway for second vehicle.

Heated hardwood and tile floors for year-round comfort.

Fresh, modern finishes throughout.

Quiet location backing onto green space and water feature.

Convenient access to 69th Street LRT, Westside Rec Centre, shopping, and dining. This exceptional townhome combines style, function, and locationâ€™don't miss the opportunity to make it yours!

Built in 1998

### **Essential Information**

MLS® #	A2214914
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,412
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3001, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3H 3R7

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Kitchen Island
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
Days on Market	12
Zoning	M-C1

### Listing Details

Listing Office	eXp Realty
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