

# \$445,800 - 3003, 7171 Coach Hill Road Sw, Calgary

MLS® #A2232141

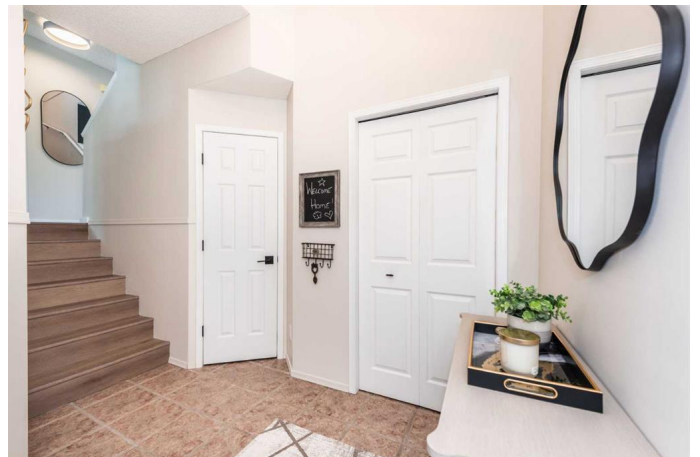
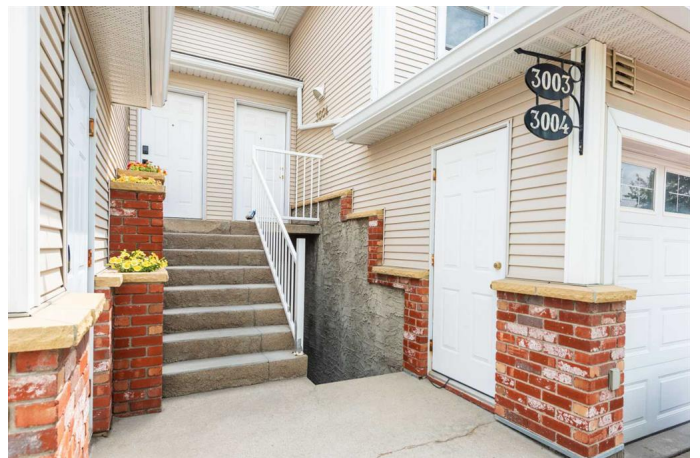
**\$445,800**

2 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Stylishing renovated and updated in Coach Hill, featuring modern luxury vinyl plank flooring and tile flooring throughout, this spacious townhouse offers a desirable dual master bedroom floor plan, over 1400 SF of space and is move in ready. Youâ€™ll love the convenience of the attached garage and the spacious main floor entry with ample closet space. The main level welcomes you in with an abundance of natural light and neutral design â€“ the bright kitchen offers ample counter and cabinet space, stainless steel appliances and a peninsula island with breakfast bar overlooking the dining room. Cozy up to the gas fireplace in the living room or enjoy the sun from the balcony that overlooks the green space. Flexible office/den is adjacent to the living room and a handy 2 pc bath with full size washer and dryer completes the level. Upstairs retreat to the primary bedroom, easily accommodating king-size furniture, offering a walk in closet and 3 pc ensuite. The second bedroom features its own 4 piece ensuite bath and large closet. Thoughtful updates include luxury vinyl plank flooring in 2023, new floor trim, new Duradeck balcony, matte black door hardware throughout, updated lighting, new and modern paint colours, updated faucets. Quinterra Townhouses offers owners beautiful pathways & mature landscaping to enjoy and the condo fee includes unit heat (in-floor heating throughout the townhouse). Its location close to parks and area schools is so



convenient – plus it’s less than a 10 minute drive to the LRT station, Westside Rec Centre, a variety of shops, restaurants & services. It’s an easy commute downtown or west to the Rocky Mountains. Truly an exceptional, unbeatable location for this move-in ready home!

Built in 1997

**Essential Information**

MLS® #	A2232141
Price	\$445,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	3003, 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	2

**Interior**

Interior Features	Breakfast Bar, French Door, Laminate Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	June 18th, 2025
Days on Market	4
Zoning	M-C1 d50

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.