



GRASSROOTS
REALTY GROUP

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704, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2295156



\$408,888

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,291 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 667
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Garage Door Opener with 1 Control		

IMMACULATE, BEAUTIFUL, BRIGHT + OPEN, 1291 SQFT 2 BED 2 BATH BUNGALOW STYLE, GROUND FLOOR CONDO WITH ATTACHED GARAGE & MOST UTILITIES INCLUDED IN CONDO FEES!! Welcome to the well managed complex of Quinterra, with its beautiful landscaping, ample visitor parking, PET FRIENDLY policy (1 pet allowed with board approval) & incredible location in the sought after community of Coach Hill. The unit itself boasts a huge open concept floor-plan with bright, sunny, oversized windows, hardwood, vinyl plank, & carpet flooring with in-floor heating throughout. The kitchen features ample storage with its solid wood cabinets, pot & pan drawers, stainless steel appliances & a breakfast bar able to accommodate seating for 5. The dining area has room for a large dining table perfect for entertaining, while the living room has a beautiful gas fireplace & access to the lovely outdoor patio, where you can soak up the good weather. The unit has two bedrooms, & two bathrooms including a king sized south facing primary with walk-in closet & 3-piece en-suite. Parking is made easy by the attached single car garage. Walking distance to parks, playgrounds, schools, shopping, walking trails, only half an hour to the mountains & minutes to Signal Hill Shopping Centre, Sarcee Trail, Bow Trail, & the New Ring Road system!!