



503, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2304135



\$405,000

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,132 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, No Back Lane, Seasonal Water, Street Lighting, Treed		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 630
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Welcome to this very popular villa complex in Coach Hill "QUINTERRA". This is a single level unit with two gorgeous bedrooms and two full bathrooms and a wonderful functional floorplan. The living room is warm and inviting and has a cozy gas fireplace and with a large sliding door that opens onto a very private patio space; a great extension of living space in the summer. There is also in-floor heating throughout for year round comfort; no need to fuse with a noisy furnace and also has a laundry room with storage space. The kitchen has been upgraded with quartz countertops and newer lighting. This townhome also features a large single attached garage and visitors parking is nearby. The Quinterra complex is very well managed and the maintenance fees covers practically everything including heat and gas; you will be living a carefree lifestyle. This is also a pet friendly complex. Quick access in and out of the community is also a plus with the convenience of most major shopping areas and amenities; it is only a short drive away. Don't miss out on this fabulous opportunity whether you are purchasing for yourself or if you are a savvy investor. Call for your private viewing today.