



GRASSROOTS

REALTY GROUP

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**3105, 7171 Coach Hill Road SW
Calgary, Alberta**

MLS # A2304516



\$389,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,115 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, Street Lighting, Treed		

Heating:	In Floor	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 614
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, No Animal Home, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Quinterra, located in the highly sought-after community of Coach Hill. This beautifully recently updated 2-bedroom, 2 full bathroom unit sits on a quiet lot with convenient visitor parking directly in front. The spacious living area features a cozy gas fireplace and elegant French doors that open onto a private patio, perfect for relaxing or entertaining. The kitchen is thoughtfully laid out, stylish lighting, and a breakfast bar that overlooks the living room, creating an open and inviting layout. A generous dining area offers ample space for hosting family and friends. The primary bedroom is bright and welcoming, complete with large windows, a walk-in closet, and a 4-piece ensuite with a tub. The second bedroom is also generously sized, featuring two windows and a spacious closet. Additional highlights include in-suite laundry and an attached garage with driveway parking. Backing onto a professionally maintained green space, this single-level unit is ideal for those seeking the ease and comfort of stair-free living. Conveniently located close to public transit, shopping, schools, walking paths, and all the amenities Calgary has to offer, this home combines comfort, style, and an unbeatable location. Book your showing today!