



**3106, 7171 Coach Hill Road SW
Calgary, Alberta**

MLS # A2311241



\$384,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Many Trees		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 675
Basement:	None	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: ALL window coverings, Garage controller and opener

NEW PRICE!!! OPEN HOUSE SAT June 27th from 1-3pm . Beautifully maintained and updated, this bright end-unit townhouse in the highly sought-after Quinterra complex offers exceptional value and lifestyle. Located in Coach Hill, you're just 10-15 minutes to downtown Calgary and 45 minutes to the mountains, with easy access to parks, pathways, shopping, restaurants, transit, and major routes. Enjoy a sun-filled, open-concept layout with large windows throughout. The inviting living and dining area features a cozy gas fireplace and efficient in-floor heating, creating a warm, comfortable space year-round. The kitchen flows seamlessly into the main living area and includes new stainless-steel appliances, ample cabinetry, and a functional design ideal for everyday living and entertaining. Step out onto your private west-facing balcony—perfect for afternoon sun, summer BBQs, and stunning sunset views. The main floor also offers a versatile flex space (ideal as a home office, gym, or lounge), in-suite laundry, and a convenient 2-piece bath. Upstairs features two spacious bedrooms, including a generous primary retreat with walk-in closet and 15 ft long oversized 5-piece ensuite with double vanity. The second bedroom is bright and ideal for guests or a home office. Recent updates include brand new flooring in the kitchen and bathrooms, all-new never-lived-in carpet, and new low-flow toilets—offering a fresh, move-in-ready feel. Additional highlights: private attached garage with driveway, ample visitor parking, and a well-managed, professionally landscaped complex with no snow removal or lawn care required. Enjoy peaceful surroundings with a courtyard and gazebo. Bright, stylish, and move-in ready—this is the best value in Quinterra.