



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2906, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2328585



\$399,900

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,382 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Boiler, In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 689
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Shelving in the Garage

| Click on the virtual tour for a preliminary look | END UNIT • 1,382 SQ. FT. • ATTACHED GARAGE. Welcome to Quinterra in Coach Hill, where this beautifully maintained end-unit townhome offers the perfect blend of space, style, and location. The bright, open main floor features laminate flooring, a cozy gas fireplace, updated kitchen with quartz countertops, sleek tiled backsplash and glassed accent cabinets and a dining area that opens onto a private balcony with sunny south and west exposure. Additional dedicated space is ideal for a home office or hobbies. The spacious primary suite includes a walk-in closet and a generous ensuite with double sinks. A second bedroom provides flexibility for kids, guests, or room mates. In-unit laundry, an attached single garage, and a driveway for a second vehicle make everyday living easy. Handy Visitor Parking is right across road. Quinterra residents enjoy landscaped grounds with a gazebo and green space, while Coach Hill offers quick access to downtown, Bow Trail, Sarcee Trail, Stoney Trail, shopping, restaurants, transit, and an easy escape to the mountains. Move-in ready and perfectly suited for first-time buyers, young professionals, or anyone looking for low-maintenance living on Calgary's desirable west side.