



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3203, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2329938



\$387,000

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Street Lighting, Treed		

Heating:	Baseboard, In Floor, Hot Water, Other	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 707
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, No Smoking Home		

Inclusions: N/A

Beautifully updated and ideally positioned, this move-in ready townhome offers the perfect balance of comfort, functionality, and privacy with a coveted location backing onto green space and a tranquil water feature. Offering over 1,395.91 sqft of thoughtfully designed living space, the home features two spacious primary bedrooms, each with its own ensuite, making it ideal for professionals, roommates, guests, or small families. A dedicated home office provides the perfect work-from-home space, while the single attached garage, in-suite laundry, and private outdoor patio add everyday convenience. The bright white kitchen is both stylish and functional, featuring granite countertops, a timeless tile backsplash, stainless steel appliances, ample cabinetry, and a breakfast bar. The open-concept living and dining area is warm and inviting, complete with a gas fireplace, durable plank flooring, and large windows that fill the home with natural light. Both primary ensuites feature granite countertops, modern vanities, and elegant tile finishes with marble accents. Condo fees include radiant in-floor heating throughout the unit, providing exceptional comfort and value. Ideally located on Calgary's west side, this home is just minutes from schools, shopping, parks, pathways, recreation facilities, Winsport, public transit, and offers quick access to both downtown and the mountains. An exceptional combination of location, layout, and lifestyle.