



GRASSROOTS
REALTY GROUP

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4003, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2344964



\$339,947

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,133 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Boiler, In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 573
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Bunk Bed, Shelving In Garage

Welcome to this exceptional, low maintenance 2 bedroom, 1.5 bathroom home that effortlessly blends modern comfort with everyday convenience. Experience ultimate year-round comfort with in-floor heating running throughout the entire property. The main level features smart storage solutions, including a convenient under the stairs pantry and an open floor plan. Upstairs, a well appointed 4 piece bathroom offers the best of both worlds with a separate stand up shower and a soaker tub. The thoughtful layout offers a primary complete with a spacious walk-in closet, alongside a comfortable secondary bedroom. Enjoy stress-free living where condo fees include all utilities except electricity, keeping monthly budgeting remarkably simple. Positioned in a prime location, this property delivers quick access to downtown for seamless commuting and weekend outings. Outdoor enthusiasts will love the proximity to local walking paths for evening relaxation, as well as easy highway access heading out to the mountains for weekend getaways. Complete with a single-car attached garage and an additional driveway parking spot, this turnkey home covers every box on your wishlist.