



GRASSROOTS
REALTY GROUP

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1104, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2348937

\$344,999

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,358 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Gazebo, Greenbelt, Lawn, Low Maintenance Landscape, Other,		

Heating:	In Floor	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 671
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1 / M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: 3x Portable A/C Units, Garage Door and Remote(s), 3 Ceiling Fans, Kitchen Table with 6x Chairs, All Wall Shelves in the Garage and the Treadmill

WARM AND INVITING & 2 BEDROOMS & 2 BATHROOMS & ATTACHED GARAGE & 1,358 SQ. FT. OF LIVING SPACE & Welcome to this bright and inviting condo townhome, ideally situated in the Quinterra complex just steps from a charming gazebo and walking path. Professionally repainted in mid-September, with carpets professionally cleaned in early October, this home is fresh, welcoming and move-in ready. Mature trees and attractive landscaping create a peaceful setting, while an abundance of natural light enhances the warm interior. Upstairs, the spacious primary bedroom features a walk-in closet and three-piece ensuite. A second bedroom, which could also serve as a home office, is complemented by a four-piece bathroom and generous laundry closet with a brand-new washer and dryer. The main floor offers a functional open-concept kitchen, dining area, living room and flexible space to suit your lifestyle. Step outside to the sunny balcony—complete with a gas line—perfect for entertaining and barbecuing during Calgary’s beautiful summers. The home also offers ample storage and closet space, and plenty of visitor parking makes it easy to welcome family and friends. Condo fees include heat and all utilities except electricity and TV, phone and internet. LOCATION, LOCATION, LOCATION: Coach Hill is a quiet, friendly community with beautiful parks, walking and biking trails, and convenient Calgary Transit access. Enjoy easy access to 85 Street SW, West District, Signal Hill Centre and Westhills Towne Centre, where you will find shops, trendy restaurants, neighborhood pubs, grocery stores, pharmacies, a Cineplex theatre, a public library, Westside Recreation Centre and My Favorite Ice Cream Shop, along with nearby Pilates, yoga, hot yoga and fitness studios. A future YMCA and Library are

also planned for the area. Approximately 17 minutes to downtown, 10 minutes to Canada Olympic Park or Stoney Trail, 12 minutes to Edworthy Park and the Bow River, and 30 minutes to the airport. This inviting home combines comfort, convenience and a peaceful setting—book your showing soon.