



GRASSROOTS
REALTY GROUP

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2504, 7171 Coach Hill Road SW
Calgary, Alberta

MLS # A2349769

\$359,000

Division:	Coach Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Gazebo, Landscaped, Many Trees		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 671
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Tucked away at the end of the complex, this beautifully positioned townhome offers something special: a peaceful, private setting surrounded by mature trees, green space and an abundance of natural light. With no neighbours on one side, visitor parking conveniently located across the way, and a lovely landscaped park-like common space complete with a gazebo just steps from your door, this is arguably one of the best locations in the complex. Perfectly suited to those seeking a comfortable, low-maintenance lifestyle, this home offers a thoughtful balance of inviting living spaces and everyday functionality. The main floor features an open-concept layout that brings the kitchen, dining and living areas together, enhanced by warm hardwood floors and large windows that fill the space with sunshine. The kitchen offers stainless steel appliances, wood cabinetry, a breakfast peninsula for casual meals, and a generous window allowing sunlight to filter inside. Just off the living room, a cleverly designed workspace with a built-in desk, shelving and drawers provides a dedicated spot to work from home without sacrificing valuable living space. Step outside onto your private balcony overlooking the green space, an inviting spot to enjoy your morning coffee, fire up the grill or unwind at the end of the day. Upstairs, the primary bedroom features a walk-in closet and private ensuite, while the second bedroom offers wonderful flexibility with a built-in Murphy bed, allowing the space to double as a guest room, hobby room or additional office. Convenient upper-floor laundry makes everyday living that much easier. On the lower level, the attached single garage opens into a practical foyer with closets and additional storage. In-floor heating, gas, and water included in the condo fees adds another layer of comfort and value. Bright, private and exceptionally well located, this is

an easy place to call home, with just the right amount of space to live comfortably, work productively and enjoy a little more time doing what you love.