

# \$430,000 - 2304, 7171 Coach Hill Road Sw, Calgary

MLS® #A2217113

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

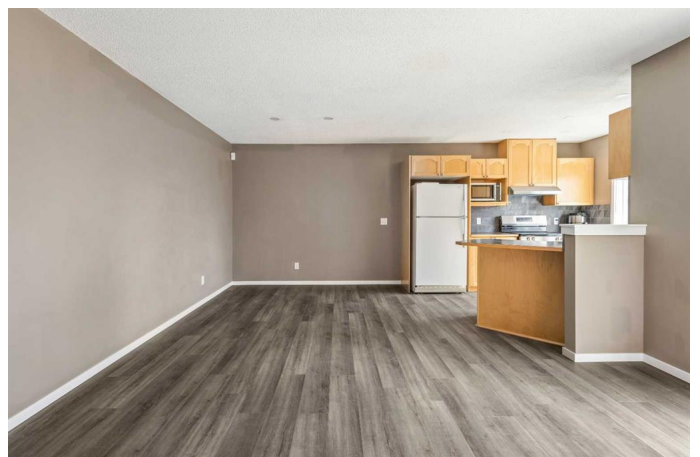
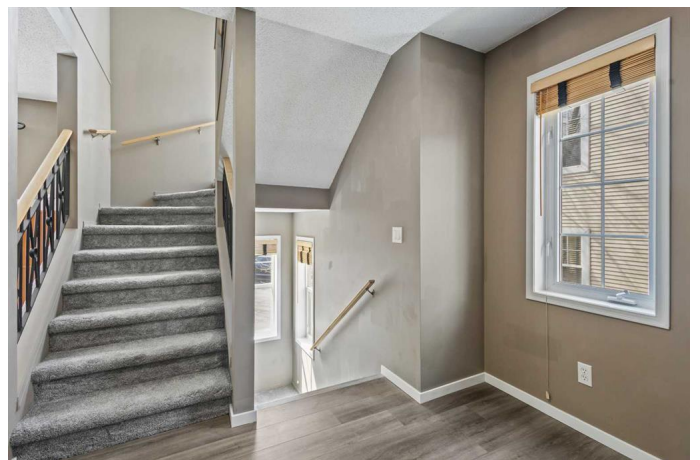
Discover the perfect blend of comfort and convenience with this beautiful 2-storey end-unit townhouse, located in the sought-after SW community of Coach Hill. Nestled within the quiet and well-kept Quinterra complex, this home offers nearly 1,400 sq ft of developed living space, featuring 2 bedrooms, 2 bathrooms, and a single attached garage. The main floor boasts stunning new vinyl flooring and a spacious, open-concept layout. The modern kitchen is equipped with stylish wood cabinetry and ample counter space, seamlessly flowing into the bright living and dining areas. Sliding doors lead out to a private balcony—ideal for BBQs or simply enjoying the summer sun. Upstairs, you'll find two generously sized bedrooms, including a primary suite complete with a 3-piece ensuite and a large walk-in closet. A full 4-piece bathroom and a convenient upper-level laundry area complete the space. Situated close to schools, parks, playgrounds, shopping, and dining, this home offers an exceptional lifestyle in a prime location. Whether you're looking for a wonderful family home or a smart investment, this property delivers. Don't miss out—schedule your private viewing today!

Built in 1998

## Essential Information

MLS® #

A2217113



|                |               |
|----------------|---------------|
| Price          | \$430,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,327         |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 2304, 7171 Coach Hill Road Sw |
| Subdivision | Coach Hill                    |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3H 3R7                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | In Floor   |
| Cooling           | None   |
| Basement          | None   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Other                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 2nd, 2025  
Days on Market                8  
Zoning                              M-C1

**Listing Details**

Listing Office                    2% Realty

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