

# \$398,000 - 2304, 7171 Coach Hill Road Sw, Calgary

MLS® #A2217113

**\$398,000**

2 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

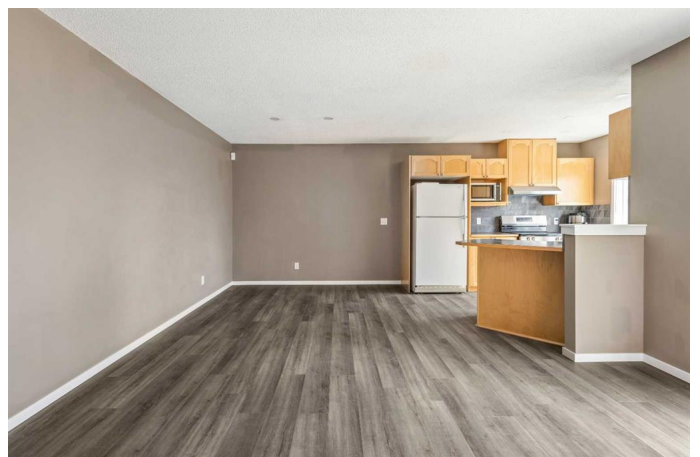
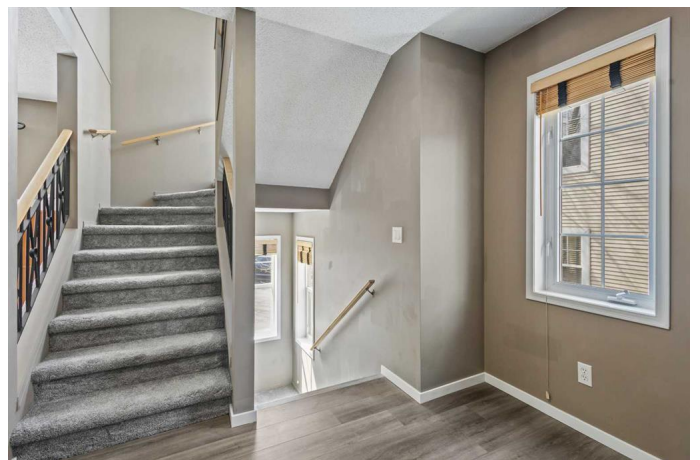
Discover the perfect blend of comfort and convenience with this beautiful 2-storey end-unit townhouse, located in the sought-after SW community of Coach Hill. Nestled within the quiet and well-kept Quinterra complex, this home offers nearly 1,400 sq ft of developed living space, featuring 2 bedrooms, 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	\$398,000
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	Walk-In Closet(s), Ceiling Fan(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	Vinyl Siding, Wood Frame, Brick

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 2nd, 2025

Days on Market            112

Zoning                        M-C1

### **Listing Details**

Listing Office               2% Realty

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