\$380,000 - 2304, 7171 Coach Hill Road Sw, Calgary

MLS® #A2265577

\$380,000

2 Bedroom, 2.00 Bathroom, 1,427 sqft Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this well maintained, updated, move-in ready END-UNIT townhouse in the highly sought-after Quinterra complex of West community Coach Hill. Offering 1,427 sq. ft. of thoughtfully designed living space, this home perfectly blends modern comfort, sunny natural light (SW corner unit), and timeless style. Step inside to a bright, open-concept main floor featuring NEW carpet and NEW vinyl plank flooring, and many windows on three sides that fill the home with sunlight. The modern kitchen offers stainless stain appliances, abundant cabinetry, a sleek layout, and a seamless connection to the spacious dining and living areasâ€"perfect for entertaining or relaxing at home. Step outside to your private patio with BBQ gas line, the perfect spot for morning coffee or peaceful evenings. Upstairs, discover two large bedrooms, including a serene primary master bedroom with a walk-in closet and 3-piece ensuite, and generous walk in storage. A full 4-piece bathroom and a convenient upper-level laundry area complete the space. Attached insulated and drywalled garage on the main level. In floor heating for year-round comfort. Condo fee includes insurance. reserve fund, snow removing, landscaping etc., and even HEAT, WATER, SEWER, garbage are included. There are ample VISITOR parking stalls conveniently located directly across from the unit. Convenient access to 69th Street LRT, Westside Rec Centre, shopping, and dining. This exceptional







home combines style, function, and location in one of Calgary's most desirable townhouse communities. Only 15 minutes driving distance to Downtown. Don't miss your chance to make it yours!

Built in 1998

Essential Information

MLS® # A2265577
Price \$380,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,427 Acres 0.00 Year Built 1998

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

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 Park, Secured Parking, Trash, Visitor Parking

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 1

Parking Garage Door Opener, Insulated, Secured, Single Garage Attached,

Enclosed, Parking Lot

of Garages 1

Interior

Interior Features Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking

Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating In Floor, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Balcony, BBQ gas line, Lighting

Lot Description Corner Lot, Street Lighting

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 19th, 2025

Days on Market 16

Zoning M-C1 d50

Listing Details

Listing Office RE/MAX House of Real Estate

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