

# \$430,000 - 4004, 7171 Coach Hill Road Sw, Calgary

MLS® #A2206797

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,229 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to Quinterra, the very desirable complex in the much sought-after community of Coach Hill. This sun drenched end unit boasts an open floor plan, radiant heating, maple hardwood flooring and matching kitchen cabinetry. The Primary Bedroom features a walk in closet as well as a three piece ensuite. Laundry, a large secondary bedroom and a four piece bathroom finish up the third level. In addition to everything you see, the South facing balcony is also expected to be replaced in 2025. An attached garage completes this inviting home, perfectly situated near parks, transit, and with an easy commute to downtown Calgary, Mount Royal University or the University of Calgary.

Built in 1997

## Essential Information

MLS® #	A2206797
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,229
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey



Status Active

### Community Information

Address 4004, 7171 Coach Hill Road Sw  
Subdivision Coach Hill  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H3R7

### Amenities

Amenities Snow Removal, Trash, Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave, Range Hood, Washer, Range  
Heating Boiler  
Cooling None  
Basement None

### Exterior

Exterior Features Balcony, Lighting  
Lot Description Low Maintenance Landscape  
Roof Asphalt  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 29th, 2025  
Days on Market 7  
Zoning M-C1

### Listing Details

Listing Office 2% Realty

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