

\$419,500 - 1603, 7171 Coach Hill Road Sw, Calgary

MLS® #A2121070

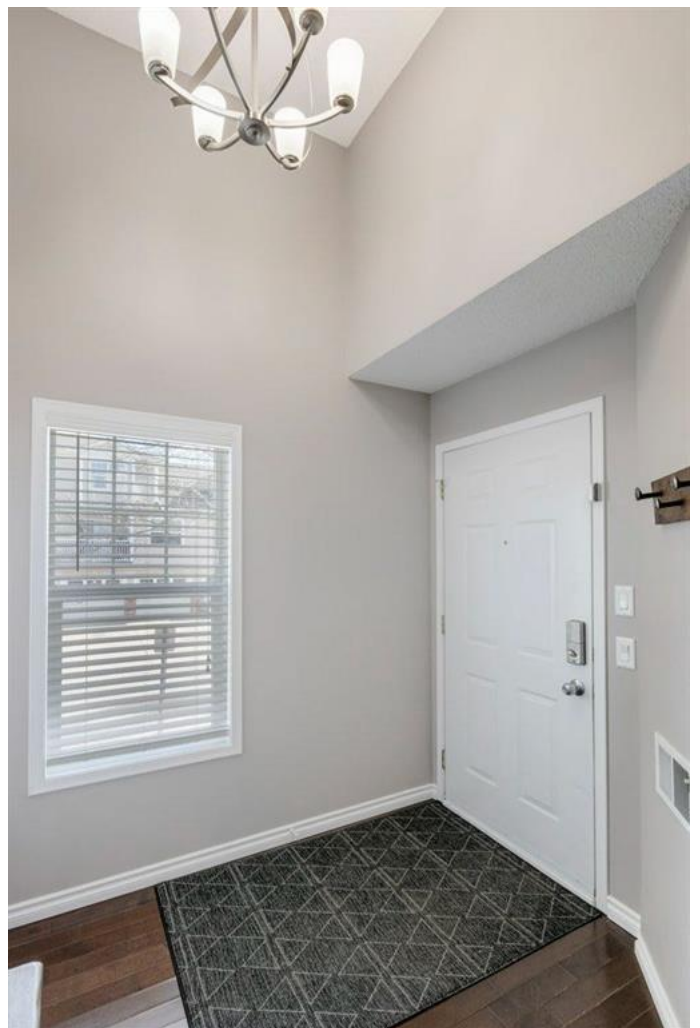
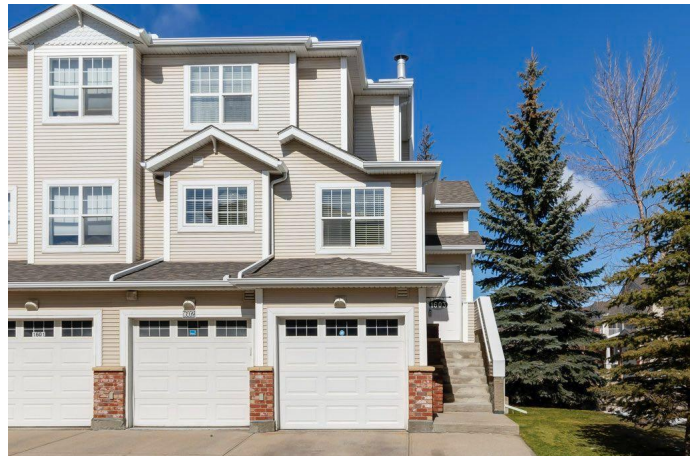
\$419,500

2 Bedroom, 3.00 Bathroom, 1,402 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Wonderful opportunity to own in the desirable neighbourhood of Coach Hill! This 2 bedroom + office, 3 bathroom home has a lot to offer! including an attached garage, 2 car driveway and is a coveted corner unit that means less neighbours and more windows for natural light. It also backs onto a lovely green belt with water feature and gazebo, plus the large front green space and built in front planters insures great curb appeal. Inside find in-floor heat throughout that insures extra comfort even in the coldest Alberta winters. From the spacious foyer step up to the main level that boasts a fantastic layout, the kitchen/dinning room has stainless steel appliance and an eat up peninsula Island perfect for extra seating or prep space. The cozy living room features a beautiful gas fireplace plus a balcony to enjoy the outdoors maybe with a morning coffee or an evening cocktail. This level is rounded out by a newly remodelled half bath, new washer/dryer and a great sized home office, ideal for anyone that works from home. The upper level is host to two fully suited bedrooms, both with walk in closets and newly renovated bathrooms, adding comfort and privacy. This unit offers a fantastic location and is conveniently located to many amenities, donâ€™t miss out! Book your viewing today!



Built in 1998

Essential Information

MLS® #	A2121070
Price	\$419,500
Sold Price	\$495,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,402
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1603, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R7

Amenities

Amenities	Gazebo, Visitor Parking
Parking Spaces	3
Parking	Additional Parking, Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	April 10th, 2024
Date Sold	April 13th, 2024
Days on Market	3
Zoning	M-C1 d50
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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