

\$434,900 - 1201, 7171 Coach Hill Road Sw, Calgary

MLS® #A2134675

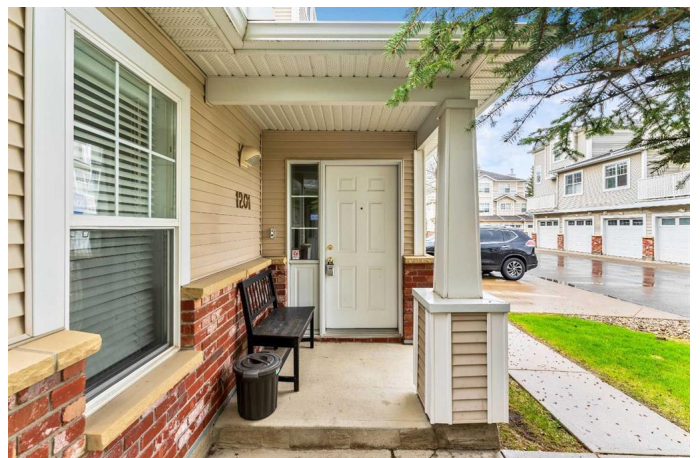
\$434,900

2 Bedroom, 2.00 Bathroom, 1,228 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Back on market and waiting for the right buyer. Welcome to this spotless, 2 bedroom, end unit condo. The covered entry way leads into a spacious foyer with under floor heating. The single garage has built in storage and enters directly into the hall - no more hauling groceries outside first! This home does not have a furnace or hot water tank. It does have in floor heating that is included in the condo fees ! The main level has a bright open kitchen, with all newer appliances, a window over the sink to catch the views, and new countertops and tile flooring. Off the kitchen is a stacked washer/dryer, and loads of pantry and miscellaneous storage. There is a window in this room too, so tons of light. A dining area is just off the kitchen - talk to your guests while you get dinner ready! A corner fireplace in the living room makes for a cozy area. Then, walk out to your private balcony that has a beautiful, quiet view of a pond and lovely landscaping. Perfect spot for morning coffee or a glass of wine later! There is also a very large den/office area, which could also be used as a library, second living space, endless choices. A two piece bathroom is on the main floor. Moving to the upper floor there is two bedrooms. The master bedroom is huge. The bathroom is a jack and Jill, having a door from the hallway and one off the master bedroom. This bedroom is huge with double vanities, makeup area and loads of built in storage. A new bath out-fitter surrounds the tub . A linen closet here holds all your sheets, towels and



more. The second bedroom is bright and sunny. Both bedrooms have stand alone air conditioning. This unit is immaculate , neat as a pin, with very recent upgrades. The mailbox is super close and the visitor parking is right across from the front door. This is a lovely, well maintained development, quiet yet with good access to major roads, schools, busing and shopping. 2 pets allowed with board approval. Middle of August possession or later is ideal. Call you favorite realtor and book your showing today !

Built in 1998

Essential Information

MLS® #	A2134675
Price	\$434,900
Sold Price	\$426,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,228
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1201, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R7

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	July 5th, 2024
Days on Market	42
Zoning	M-C1 d50
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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