

# \$399,000 - 3105, 7171 Coach Hill Road Sw, Calgary

MLS® #A2154845

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.00 Acres

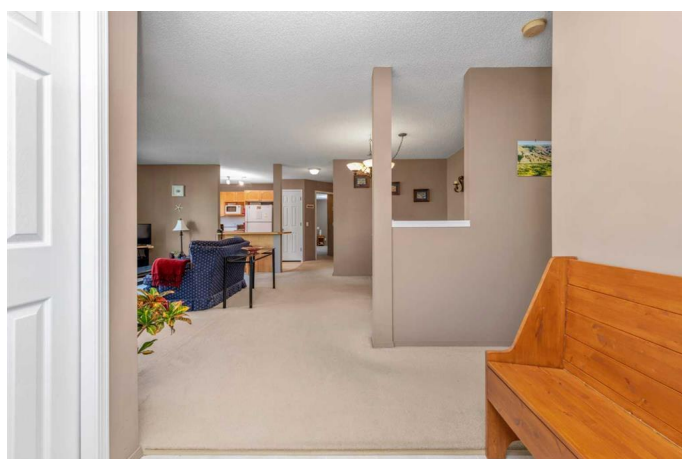
Coach Hill, Calgary, Alberta

Welcome to Quinterra, in the sought after community of Coach Hill. This 2 bedroom, 2 full bath unit is located on a quiet lot with visitor parking directly in front of the unit. The spacious living area has a gas fireplace and french doors leading onto the patio. The kitchen comes equipped with updated appliances, modern lighting, and a breakfast bar over looking the living room. There is a large dining room, perfect for those who like to entertain. The primary bedroom has a walk in closet, ensuite 4 piece bathroom with tub, and large windows allowing the room to fill with natural light. The second bedroom is a large room equipped with two windows and a spacious closet. This property includes in suite laundry as well as an attached garage with driveway space. The unit backs onto a green space that is professionally maintained. It is a single floor unit and is perfect for those who do not like stairs. The unit is close to public transit, shopping, schools, walking paths, and all the amenities Calgary has to offer.

Built in 1997

## Essential Information

MLS® #	A2154845
Price	\$399,000
Sold Price	\$392,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,112
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

### **Community Information**

Address	3105, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R7

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), French Door, No Animal Home
Appliances	Dishwasher, Refrigerator, Range, Range Hood, Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Courtyard, BBQ gas line, Lighting, Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 2nd, 2024
Date Sold	November 5th, 2024
Days on Market	95
Zoning	M-C1 d50
HOA Fees	0.00

**Listing Details**

Listing Office            Unison Realty Group Ltd.

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