

# \$424,900 - 3001, 7171 Coach Hill Road Sw, Calgary

MLS® #A2214914

**\$424,900**

2 Bedroom, 2.00 Bathroom, 1,412 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

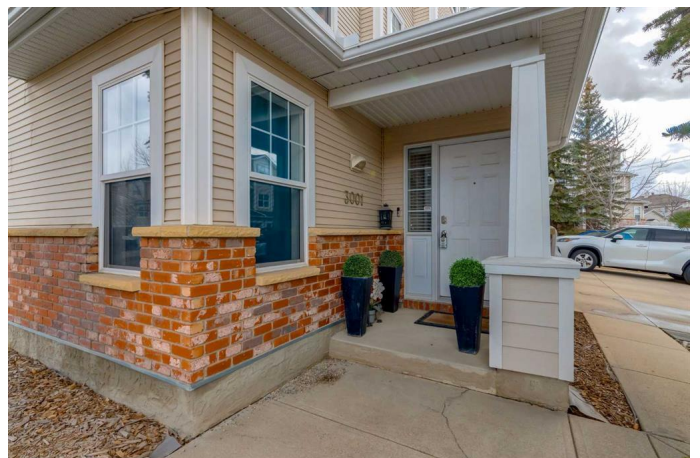
Welcome to this beautifully updated, move-in ready end-unit townhouse in the sought-after Quintrerra complex of Coach Hill. Offering over 1,400 sq. ft. of thoughtfully designed living space, this home features a bright, open-concept layout perfect for everyday comfort and stylish entertaining.

Step inside to find rich hardwood floors throughout the main level, a cozy corner fireplace, and large windows on three sides that flood the home with natural light. The modern kitchen boasts a clean, open design with ample cabinetry and seamless flow into the spacious dining and living areas—ideal for hosting guests or relaxing at home.

Upstairs, you'll find two generously sized bedrooms, including a serene primary retreat with a large walk-in closet and direct access to a luxurious 5-piece ensuite. This spa-like bathroom features dual sinks, a deep soaker tub, and plenty of storage, combining beauty with everyday practicality.

A versatile den on the main floor offers flexible space for a home office, reading nook, or playroom. Step outside to your private patio, perfectly positioned to enjoy tranquil views of the pond and a peaceful brook—an ideal setting for morning coffee or evening unwinding.

Additional highlights include:



Single attached heated garage plus full driveway for second vehicle.

Heated hardwood and tile floors for year-round comfort.

Fresh, modern finishes throughout.

Quiet location backing onto green space and water feature.

Convenient access to 69th Street LRT, Westside Rec Centre, shopping, and dining. This exceptional townhome combines style, function, and locationâ€™don't miss the opportunity to make it yours!

Built in 1998

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214914      |
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,412         |
| Acres          | 0.00          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 3001, 7171 Coach Hill Road Sw |
| Subdivision | Coach Hill                    |
| City        | Calgary                       |
| County      | Calgary                       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3H 3R7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island  |
| Appliances        | Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Tile   |
| Basement          | None   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Landscaped                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 43            |
| Zoning         | M-C1          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.