

\$380,000 - 2304, 7171 Coach Hill Road Sw, Calgary

MLS® #A2265577

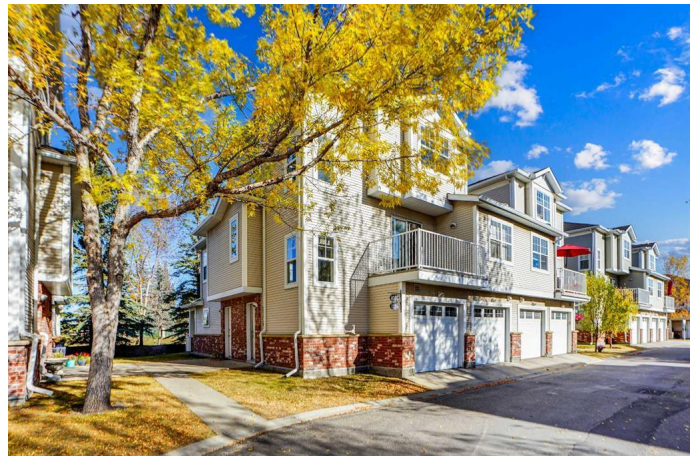
\$380,000

2 Bedroom, 2.00 Bathroom, 1,427 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Welcome to this well maintained, updated, move-in ready END-UNIT townhouse in the highly sought-after Quinterra complex of West community Coach Hill. Offering 1,427 sq. ft. of thoughtfully designed living space, this home perfectly blends modern comfort, sunny natural light (SW corner unit), and timeless style. Step inside to a bright, open-concept main floor featuring NEW carpet and NEW vinyl plank flooring, and many windows on three sides that fill the home with sunlight. The modern kitchen offers stainless steel appliances, abundant cabinetry, a sleek layout, and a seamless connection to the spacious dining and living areas—perfect for entertaining or relaxing at home. Step outside to your private patio with BBQ gas line, the perfect spot for morning coffee or peaceful evenings. Upstairs, discover two large bedrooms, including a serene primary master bedroom with a walk-in closet and 3-piece ensuite, and generous walk in storage. A full 4-piece bathroom and a convenient upper-level laundry area complete the space. Attached insulated and drywalled garage on the main level. In floor heating for year-round comfort. Condo fee includes insurance, reserve fund, snow removing, landscaping etc., and even HEAT, WATER, SEWER, garbage are included. There are ample VISITOR parking stalls conveniently located directly across from the unit. Convenient access to 69th Street LRT, Westside Rec Centre, shopping, and dining. This exceptional



home combines style, function, and location in one of Calgary’s most desirable townhouse communities. Only 15 minutes driving distance to Downtown. Don’t miss your chance to make it yours!

Built in 1998

Essential Information

MLS® #	A2265577
Price	\$380,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,427
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	2304, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R7

Amenities

Amenities	Park, Secured Parking, Trash, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Garage Door Opener, Insulated, Secured, Single Garage Attached, Enclosed, Parking Lot
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	12
Zoning	M-C1 d50

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.