

# \$398,000 - 2304, 7171 Coach Hill Road Sw, Calgary

MLS® #A2217113

**\$398,000**

2 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

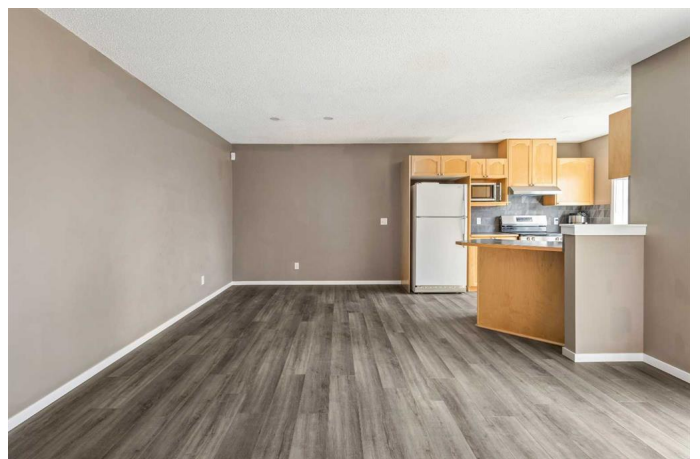
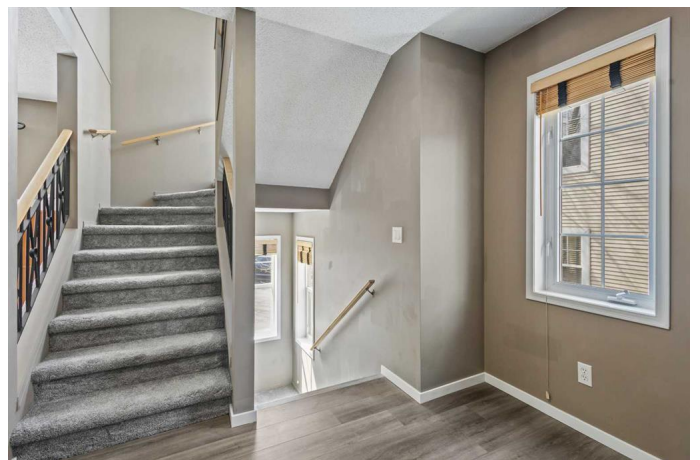
Discover the perfect blend of comfort and convenience with this beautiful 2-storey end-unit townhouse, located in the sought-after SW community of Coach Hill. Nestled within the quiet and well-kept Quinterra complex, this home offers nearly 1,400 sq ft of developed living space, featuring 2 bedrooms, 2 bathrooms, and a single attached garage. The main floor boasts stunning new vinyl flooring and a spacious, open-concept layout. The modern kitchen is equipped with stylish wood cabinetry and ample counter space, seamlessly flowing into the bright living and dining areas. Sliding doors lead out to a private balcony—ideal for BBQs or simply enjoying the summer sun. Upstairs, you'll find two generously sized bedrooms, including a primary suite complete with a 3-piece ensuite and a large walk-in closet. A full 4-piece bathroom and a convenient upper-level laundry area complete the space. Situated close to schools, parks, playgrounds, shopping, and dining, this home offers an exceptional lifestyle in a prime location. Whether you're looking for a wonderful family home or a smart investment, this property delivers. Don't miss out—schedule your private viewing today!

Built in 1998

## Essential Information

MLS® #

A2217113



Price	\$398,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,327
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
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	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 2nd, 2025  
Days on Market        93  
Zoning                      M-C1

**Listing Details**

Listing Office            2% Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.