

\$419,900 - 3704, 7171 Coach Hill Road Sw, Calgary

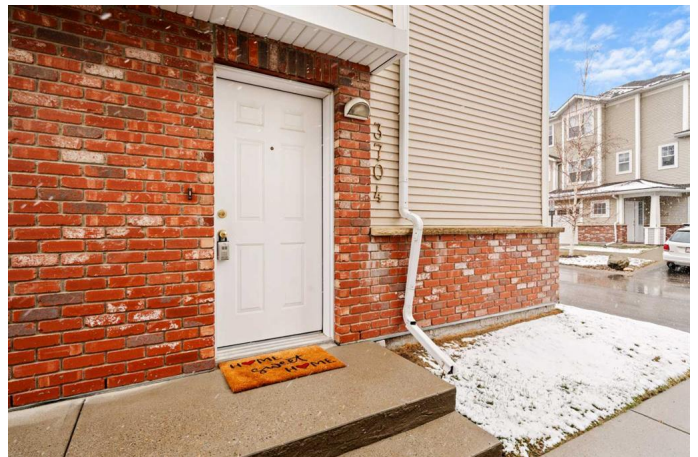
MLS® #A2213743

\$419,900

2 Bedroom, 3.00 Bathroom, 1,372 sqft
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

***OPEN HOUSE SATURDAY APRIL 26th
12-2pm*** WELL-MAINTAINED END UNIT
with a convenient dual master floor plan and
over 1,370 sq. ft. (ONE OF THE LARGEST IN
THE COMPLEX!) of developed space. Primely
located within this tranquil complex NEAR THE
VISITOR PARKING AND OVERFLOW
PARKING, perfect for hosting large gatherings.
Park your vehicle out of the elements in the
INSULATED AND DRYWALLED GARAGE
and proceed into the entry level with a large
closet to tuck away jackets, shoes and bags
and extra seasonal storage under the stairs.
The main level is open and bright with a
neutral design and tons of NATURAL LIGHT.
Relaxation is invited in the living room or on
the adjacent balcony with GAS LINE for
hosting summer barbeques. An oversized
window adorns the well laid out kitchen with
KITCHENAID STAINLESS STEEL
APPLIANCES, a breakfast bar on the
peninsula island and clear sightlines into the
dining room, perfect for entertaining. Also on
this level are a handy powder room and
laundry with a FULL-SIZED WASHER AND
DRYER. DUAL PRIMARY BEDROOMS grace
the upper level both with custom closets. The
primary bedroom is a true owner's
sanctuary with green space views, a large
walk-in closet with built-in organizers and a
private ensuite with a stand-up shower. The
second bedroom is almost as indulgent with its
own private 4-piece ensuite. Other
UPGRADES INCLUDE A NEW GARAGE



DOOR OPENER, A NEW WASHER and HYDRONIC IN-FLOOR HEATING. This quiet complex is a serene escape where walking paths FOLLOW THE POND TO THE CHARMING GAZEBO nestled amongst lovely gardens and mature trees. Less than a 10 minute drive to the LRT station, Westside Rec Centre, a variety of shops, restaurants and more! Truly an exceptional location for this move-in ready home!

Built in 1997

Essential Information

MLS® #	A2213743
Price	\$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	3704, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R7

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1

Parking	Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
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