$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

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 ownerâ€™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	8
Zoning	M-C1

Listing Details

Listing Office	eXp Realty

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