

# \$439,900 - 4101, 7171 Coach Hill Road Sw, Calgary

MLS® #A2211204

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

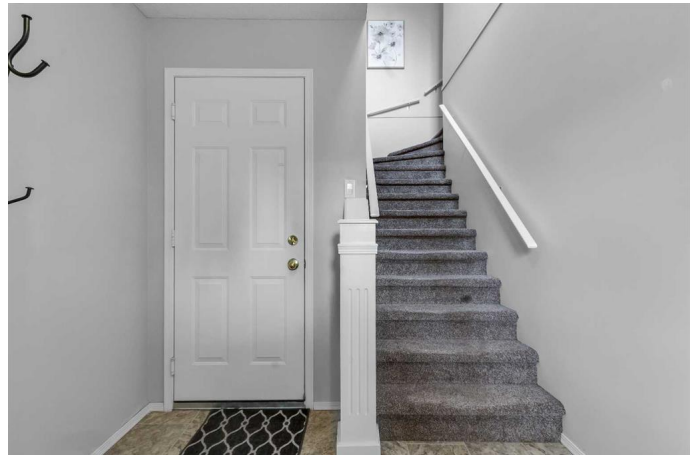
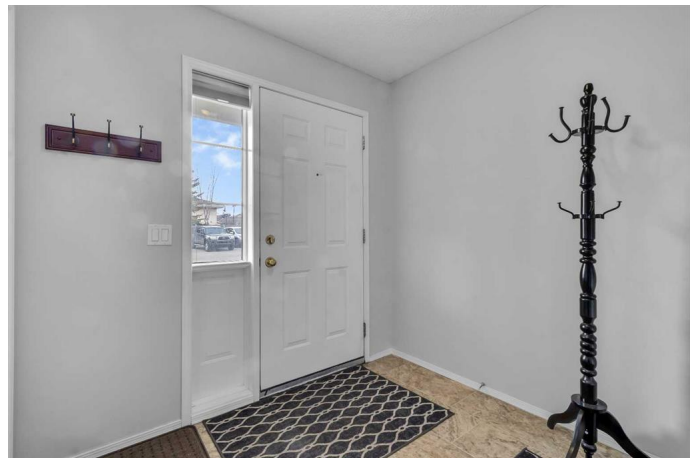
Welcome to this exceptional and hard-to-find one-level townhouse offering the perfect blend of comfort, convenience, and privacy. Featuring 2 bedrooms, 2 bathrooms, an attached garage, and a spacious corner balcony, this beautifully maintained home is ideal for anyone seeking low-maintenance living without compromising on space or style.

Step inside to a bright, open-concept layout designed with functionality and flow in mind. The spacious living and dining area is flooded with natural light thanks to large windows and a desirable location within the complex, while the cozy yet modern aesthetic makes you feel right at home.

The kitchen is well-appointed with ample cabinetry, quality appliances, granite countertops and an undermount sink —perfect for everything from daily meal prep to entertaining.

The primary bedroom offers a quiet retreat with a walk-through closet and a full ensuite bathroom, while the second bedroom is equally spacious—ideal for guests, a home office, or a roommate setup. A second half bathroom adds convenience and flexibility for any living arrangement.

One of the standout features of this property is the large, private corner balcony—perfect for enjoying your morning coffee, relaxing with a



book, or hosting an evening BBQ. Recent upgrades included custom California Closets cabinetry in the laundry room and new lighting.

The attached garage provides direct access to the home and additional storage, along with an elongated driveway for visitors or larger vehicles.

Located in a quiet, well-maintained complex with easy access to transit, shopping, and Stoney Trail, this home truly checks all the boxes.

Built in 1997

### **Essential Information**

MLS® #	A2211204
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,274
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	4101, 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, Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	4
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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