



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7171 COACH HILL Road #3105, Calgary T3H 3R7**

MLS® #: **A2154845**      Area: **Coach Hill**      Listing Date: **08/02/24**      List Price: **\$420,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 02-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,112**  
 Low Sqft:  
 Ttl Sqft: **1,112**

DOM

**47**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Townhouse**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **BBQ gas line,Courtyard,Lighting,Private Entrance**

Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),French Door,No Animal Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 8`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`3" x 7`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 15`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`8" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`1" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`10" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$659**

**Fee Simple**

**M-C1 d50**

Fee Freq:

**Monthly**

Legal Desc: **9813487**

Remarks

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Pub Rmks: **Welcome to Quinterra, in the sought after community of Coach Hill. This 2 bedroom, 2 full bath unit is located on a quiet lot with visitor parking directly in front of the unit. The spacious living area has a gas fireplace and french doors leading onto the patio. The kitchen comes equipped with updated appliances, modern lighting, and a breakfast bar over looking the living room. There is a large dining room, perfect for those who like to entertain. The primary bedroom has a walk in closet, ensuite 4 piece bathroom with tub, and large windows allowing the room to fill with natural light. The second bedroom is a large room equipped with two windows and a spacious closet. This property includes in suite laundry as well as an attached garage with driveway space. The unit backs onto a green space that is professionally maintained. It is a single floor unit and is perfect for those who do not like stairs. The unit is close to public transit, shopping, schools, walking paths, and all the amenities Calgary has to offer.**

Inclusions: **N/A**

Property Listed By: **Unison Realty Group Ltd.**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**