



THE
A-TEAM

**RE/MAX
FIRST**

7171 COACH HILL Road #1102, Calgary T3H 3R7

MLS® #: **A2183560**

Area: **Coach Hill**

Listing Date: **12/19/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1998**

Finished Floor Area
Abv Sqft: **1,034**
Low Sqft:
Ttl Sqft: **1,034**

DOM

34
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Few Trees,Landscaped,Street Lighting**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`7" x 9`8"
Kitchen	Main	9`2" x 8`3"
Bedroom - Primary	Second	11`3" x 11`1"
4pc Bathroom	Second	10`4" x 6`0"
Mud Room	Main	9`4" x 4`2"

Room	Level	Dimensions
Dining Room	Main	13`8" x 9`1"
2pc Bathroom	Main	5`8" x 5`1"
Bedroom	Second	9`7" x 9`1"
Foyer	Main	9`3" x 4`9"
Laundry	Main	5`8" x 2`6"

Legal/Tax/Financial

Condo Fee:
\$603

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9910765**

Remarks

Pub Rmks: **Price Reduced! Welcome to Quinterra. A unique condo complex that includes beautiful pathways, mature landscaping, water features, and is close to all amenities. The stylishly renovated 1034 sq ft corner unit features an open concept with updated cabinetry and peninsula with breakfast bar and upgraded high-end appliances. Enjoy the spacious dining area and living room highlighted by the new modern flooring. The large patio doors just off the living room leads to an outdoor patio with a BBQ hookup. The carpeted 2nd level boasts 2 spacious bedrooms including the master with a walk-in closet and a large 4 piece bathroom. The unit is complete with an attached single-car garage. Located close to parks, schools, transit, and an easy commute to downtown.. Please note that heat and water are included in the condo fees. The visitor parking is located close to #1102.**

Inclusions:
Property Listed By: **N/A**
Calgary West Realty

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





