

\$465,000 - 3101, 7171 Coach Hill Road Sw, Calgary

MLS® #A2269136

\$465,000

2 Bedroom, 2.00 Bathroom, 1,395 sqft

Residential on 0.00 Acres

Coach Hill, Calgary, Alberta

Luxury living in the desirable Quinterra complex on Calgary's posh west side! Enjoy a beautifully designed and landscaped townhome complex with a water feature that greets you as you enter and mature trees throughout. The complex is pet-friendly with plenty of visitor parking and your own attached garage! One of the rare RENOVATED units in this complex, you can enjoy a spectacular kitchen with granite counters, custom cabinetry, stainless steel appliances, under-cabinet lighting and an adjacent laundry/pantry with amazing storage! The dining area is next to the private balcony, perfect for morning coffees and evening BBQs! Enjoy winter nights cozied up in the living room with gas fireplace and views of the trees outside (not a fishbowl of other units like many newer complexes!). Sunny SE-facing den on this level is an amazing home office or could be set up as a lovely music room, yoga space, library, play area, second living room or more. Upstairs, the primary suite is stunning with walk-in closet, additional wall-to-wall wardrobe and luxurious 5-piece ensuite bath with an abundance of storage. Sunny 2nd bedroom is generously sized. Being an end unit gives windows on multiple sides of this home and there is great light throughout! The entry level has a coat closet and direct garage access and the full-length driveway is perfect for a second vehicle. Quick access to all of the shops and restaurants of 85 Street West like Mercato, Blanco Cantina, Una Pizza, brunch



spots, sushi, Deville Coffee and much more.
Drive downtown in just 15 easy minutes. Drive west to the mountains or enjoy access to nature at nearby Paskapoo Slopes or Edworthy Park. Please note the condo fees INCLUDE HEAT, WATER & SEWER (rare for townhomes) and the heating is in-floor on all levels so it's super cozy and efficient!

Built in 1998

Essential Information

MLS® #	A2269136
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,395
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3101, 7171 Coach Hill Road Sw
Subdivision	Coach Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3R7

Amenities

Amenities	Visitor Parking, Gazebo
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	7
Zoning	M-C1 d50

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.