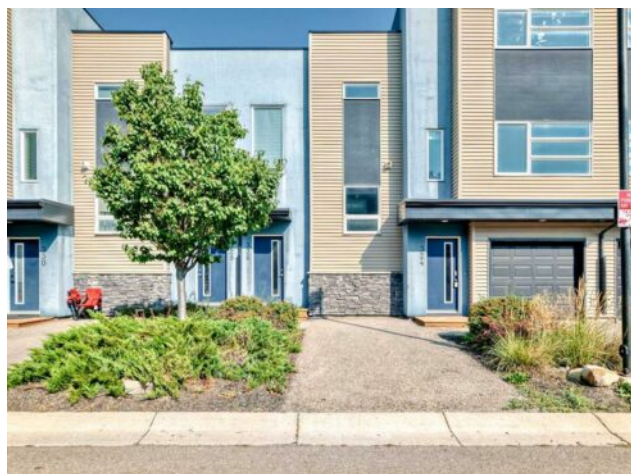


326 Covecreek Circle NE Calgary, Alberta

MLS # A2259741



\$299,900

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	740 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.02 Acre		
Lot Feat:	Cul-De-Sac, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s)		

Inclusions: NONE

Discover exceptional value in this stylish townhouse in Coventry Hills NE, Calgary—priced under \$300K! Offering 1,133 sq. ft. of developed living space, this home combines comfort, functionality, and modern finishes at an incredible price point. With 2 bedrooms (one at the upper level and one at the basement) and 2 full bathrooms, this home is the perfect transition from renting to owning. It features laminate flooring, stainless steel appliances, and elegant granite countertops that add a touch of luxury. The main floor's open-concept design connects the kitchen, living room, and dining area, all brightened by large windows that invite natural light throughout. The primary bedroom at the upper level features its own walk-in closet and ensuite bath. Enjoy the outdoors as this unit comes with a main floor deck and a balcony at the second level. This unit also comes with an assigned parking for your vehicle. Perfectly situated minutes away from schools, bus stops, restaurants, and the airport, plus quick access to Deerfoot and Stoney Trail, this home delivers convenience and a vibrant lifestyle. Whether you're a first-time buyer, downsizing, or seeking an investment, this townhouse offers unbeatable value for money. Don't miss the chance to own a beautiful home in a prime location—schedule your showing today!