

448 Covecreek Circle NE Calgary, Alberta

MLS # A2261536



\$329,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 827 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Driveway, Parking Pad, Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape | | |

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

Inclusions: Furniture negotiable

Welcome to this stylish and well-maintained 3-level townhome, located in the vibrant community of Coventry Hills. Just steps from schools, shopping, restaurants, public transit, and with quick access to both Deerfoot and Stoney Trail — convenience at its best. Offering 2 bedrooms, 2 full bathrooms, and over 1,200 sq ft of total living space, this home is designed for both comfort and functionality. The main level features contemporary finishes throughout — including smoke grey engineered laminate flooring, granite countertops, glass tile backsplash, dark cabinetry, stainless steel appliances, and high-profile baseboards. The galley-style kitchen flows into a cozy dining nook and a bright, west-facing living room. Step out onto your private west-facing balcony, perfect for evening sunsets and entertaining. The top floor is dedicated entirely to the primary retreat, featuring a spacious bedroom, 4-piece ensuite with granite, a generous walk-in closet, and a second private balcony — also west-facing for tons of natural light. On the lower level, you'll find a comfortable second bedroom, a full 3-piece bathroom with walk-in shower, stacked laundry, storage space, and utility room. Includes one assigned parking stall directly out front, plus plenty of visitor and street parking. This is a well-managed complex with low condo fees, offering excellent value for first-time buyers, downsizers, or investors. This home shows beautifully and is move-in ready. FURNITURE NEGOTIABLE! Virtual tour available!