

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
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 317
LLD:	-
Zoning:	M-1 d75
Utilities:	-

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. For added appeal, the seller is willing to install brand-new carpets—giving you the opportunity to enjoy a fresh, updated feel in this new home. 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!