

**448 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2261536**



**\$329,900**

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

|                    |                                     |                   |         |
|--------------------|-------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Laminate, Tile              | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle, Tar/Gravel         | <b>Condo Fee:</b> | \$ 317  |
| <b>Basement:</b>   | Finished, Full                      | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame           | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -       |
| <b>Features:</b>   | 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 &mdash; 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 &mdash; 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 &mdash; 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!