



**GRASSROOTS**  
REALTY GROUP

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**336 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2245070**



**\$363,888**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 336 Cove creek Circle NE . A contemporary and exceptionally maintained townhome situated in the desirable community of Coventry Hills. This thoughtfully designed residence offers an open-concept floor plan featuring a spacious living area, abundant natural light, and a modern kitchen equipped with stainless steel appliances, ample cabinetry, and a large central island perfect for entertaining. The upper level offers two generously sized bedrooms including a primary suite with a walk-in closet and private ensuite, along with an additional full bathroom and convenient upper-level laundry. Enjoy outdoor living on the private balcony, ideal for relaxing or hosting guests. Additional highlights include an attached single garage, and low-maintenance living with professional management. Ideally located with quick access to Deerfoot Trail, Stoney Trail, shopping centers, public transit, schools, and parks &mdash; this home presents an excellent opportunity for first-time buyers, professionals, or investors. Pride of ownership is evident throughout , A must-see property that offers both comfort and value with a BRAND NEW ROOF.