



**GRASSROOTS**  
REALTY GROUP

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**324 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2249017**



**\$354,500**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 2 bed, 2 bath townhouse in the vibrant, family-friendly community of Coventry Station - a PET FRIENDLY community! You'll love the unbeatable location&mdash;steps to schools, parks, the amazing VIVO rec centre, shopping, restaurants, and quick access to Deerfoot Trail. Tucked into a quiet, well-kept complex with plenty of visitor parking, this bright and modern home features an open-concept layout, upgraded kitchen appliances, upstairs laundry, and a spacious living room perfect for relaxing or entertaining. Both bedrooms have their own bathrooms, and the oversized single garage offers tons of extra storage. Move-in ready and full of charm, this gem won't last long&mdash;book your private showing today! (Development-wide hail repair is underway and nearing completion this summer.) \*Please note some photos are virtually staged as noted on the photo.