



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**326 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2259741**



**\$299,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	740 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 317
<b>Basement:</b>	Finished, Full	<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>	Granite Counters, Walk-In Closet(s)		

**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. 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!