



**GRASSROOTS**  
REALTY GROUP

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**418 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2267603**



**\$315,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Coventry Hills        |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 3 (or more) Storey    |               |                   |
| <b>Size:</b>     | 811 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> | Level                 |               |                   |

|                    |                                  |                   |         |
|--------------------|----------------------------------|-------------------|---------|
| <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>   | Full                             | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-1 d75 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Smoking Home                  |                   |         |

**Inclusions:** none

Like new 3 level townhouse , 2 bedrooms unit .1,175 sq. ft. of developed living space. New paint, 2 full bath with master bedroom ensuite .new flooring (Dec 2024 ) new water heater ( Dec 2024 ) new Roof and Siding (July 2025) new windows and upstairs door ( Aug 2025).Close to school , shopping, public transit , convenience location ... Must see ...