



GRASSROOTS
REALTY GROUP

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336 Covecreek Circle NE
Calgary, Alberta

MLS # A2268338



\$349,500

Division:	Coventry Hills		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,326 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 407
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N-A

Like new 3 level townhouse with attached garage. 2 full bath with master bedroom ensuite and with potential of building half bath. New Roof and Siding (July 2025) New windows and upstairs door (Aug 2025). Furnace and Hot water tank (2015) Close to school , shopping, public transit , convenience location ... This beautiful , great size END UNIT (only one shared wall), is located 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 — 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. Must See. Book it with your Realtor today...