

448 Covecreek Circle NE
Calgary, Alberta

MLS # A2261536



\$320,000

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	827 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Driveway, Parking Pad, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 317
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Walk-In Closet(s)		

Inclusions: Furniture negotiable

PRICE IMPROVMENT - SELLER MOTIVATED - Welcome to this stylish and well-maintained 3-level townhome, located in the vibrant community of Coventry Hills. Just steps from schools, shopping, restaurants, public transit, and with quick access to both Deerfoot and Stoney Trail — convenience at its best. Offering 2 bedrooms, 2 full bathrooms, and over 1,200 sq ft of total living space, this home is designed for both comfort and functionality. The main level features contemporary finishes throughout — including smoke grey engineered laminate flooring, granite countertops, glass tile backsplash, dark cabinetry, stainless steel appliances, and high-profile baseboards. The galley-style kitchen flows into a cozy dining nook and a bright, west-facing living room. Step out onto your private west-facing balcony, perfect for evening sunsets and entertaining. The top floor is dedicated entirely to the primary retreat, featuring a spacious bedroom, 4-piece ensuite with granite, a generous walk-in closet, and a second private balcony — also west-facing for tons of natural light. On the lower level, you'll find a comfortable second bedroom, a full 3-piece bathroom with walk-in shower, stacked laundry, storage space, and utility room. Includes one assigned parking stall directly out front, plus plenty of visitor and street parking. This is a well-managed complex with low condo fees, offering excellent value for first-time buyers, downsizers, or investors. This home shows beautifully and is move-in ready. **FURNITURE NEGOTIABLE!** Virtual tour available!