

**464 Covecreek Circle NE**  
**Calgary, Alberta**

**MLS # A2162551**



**\$374,999**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Parking Pad		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	Finished, 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>	Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 464 Covecreek Circle NE, an exquisite end-unit townhouse in the sought-after community of Coventry Hills, Calgary. This beautifully designed home offers a perfect blend of modern convenience and stylish living. As you step inside, you're greeted by gleaming hardwood floors that extend throughout the main living area. The open-concept layout is complemented by a stunning kitchen featuring stainless steel appliances, granite countertops, and ample cabinetry, making it a true delight. This home boasts two spacious bedrooms, including a luxurious primary suite with a large 4-piece ensuite bathroom, a walk-in closet, and direct access to one of the two balconies—perfect for enjoying your morning coffee or unwinding after a long day. The fully finished basement adds versatility with an additional large bedroom and a full bathroom, providing extra space for guests or a home office. With the added convenience of a parking pad and the comfort of two expansive balconies, this townhome is designed for those who appreciate both style and functionality. Don't miss the opportunity to call 464 Covecreek Circle NE your new home—schedule your private viewing today!