

218 Covecreek Circle NE
Calgary, Alberta

MLS # A2203755



\$389,900

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,174 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	None, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom, 2-bathroom townhome in the desirable and quiet community of Coventry Hills. Perfect for first-time buyers, downsizers, or investors, this home offers both comfort and convenience in a well-managed complex. Inside, an open-concept layout is highlighted by distressed hardwood flooring, large windows that flood the space with natural light, and a stylish chef's kitchen featuring granite countertops, stainless steel appliances, and ample cabinetry space. Step outside to the east-facing balcony, where you'll enjoy peaceful greenspace views—not directly facing another building, ensuring the ultimate sense of privacy. Upstairs, the primary suite boasts a walk-in closet and a private 3-piece ensuite, while a spacious second bedroom, full bath, and convenient upper-floor laundry complete the level. The ground floor offers a single attached garage with extra storage, providing security, convenience, and a warm place to park. One of the standout features of this townhome is the scenic walkway right behind the property, perfect for morning jogs, evening strolls, or a leisurely bike ride. Tucked within the complex, enjoy a beautifully landscaped greenspace and courtyard, offering a peaceful retreat and a great place to soak up the sunshine. With over 75% of units in the complex owner-occupied, this well-maintained community offers a safe, welcoming atmosphere, low-traffic roads, and a quiet place for kids to play. Enjoy all of the surrounding amenities, just minutes from Vivo Rec Centre, Country Hills Library, numerous grocery stores, Landmark Cinemas, and several nearby schools—including the new North Trail High School. With quick access to Deerfoot and Stoney Trail, and just 10 minutes from the Calgary International Airport, commuting is effortless. Don't miss this opportunity—schedule

your showing today!