



THE
A-TEAM

**RE/MAX
FIRST**

13011 COVENTRY HILLS Way, Calgary T3K 0W6

MLS®#: **A2161956** Area: **Coventry Hills** Listing Date: **09/02/24** List Price: **\$409,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **1,033 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,354**
 Low Sqft:
 Ttl Sqft: **1,354**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape, Street Lighting, Rectangular Lot, Treed**
 Park Feat: **Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone, Stucco, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Oven, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`6" x 4`11"	Living Room	Second	11`8" x 11`4"
Dining Room	Second	7`10" x 7`3"	Kitchen	Second	12`3" x 7`0"
Bedroom	Third	10`10" x 9`9"	3pc Ensuite bath	Third	8`7" x 5`0"
Walk-In Closet	Third	5`0" x 4`0"	Bedroom - Primary	Third	11`7" x 9`11"
Walk-In Closet	Third	4`5" x 3`2"	4pc Bathroom	Third	8`2" x 5`0"
Laundry	Third	5`0" x 2`10"			

Legal/Tax/Financial

Condo Fee:
\$402

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d75

Legal Desc: **1112769**

Remarks

Pub Rmks: **Nestled in the heart of the family-friendly community of Coventry Hills, this exceptional three-storey townhome boasts over 1,200 square feet of usable area. Designed with both style and functionality in mind, the home features a bright and airy open floor plan enhanced by an abundance of natural light streaming through numerous windows. As you step inside, a welcoming tiled foyer leads to a single attached garage, effectively separating the entry area from the living spaces. The second floor exudes elegance with its rich hardwood flooring and a generously sized U-shaped kitchen. This well-appointed kitchen is a chef's dream, equipped with ample cabinetry, expansive counter space, a breakfast bar, and sleek stainless steel appliances. It seamlessly flows into the dining and living areas, creating an ideal space for both daily living and entertaining. A private, screened balcony is located at the back—perfect for enjoying a quiet morning coffee. The balcony is connected by a practical mudroom with a closet/pantry that adds to the home's convenience. This townhome is distinguished by its two spacious bedrooms, each featuring its own full bathroom and walk-in closet, offering both privacy and comfort. An upper-level laundry closet further enhances the home's functionality. Additionally, the attached insulated garage also includes a sizable furnace and storage room, offering extra space for your belongings. The home's location is equally impressive. Just steps away from bus stops and picturesque walking paths, it is also within walking distance of schools, grocery stores, shopping and dining venues, as well as entertainment and recreational centers. Additionally, it offers easy access to Calgary Airport, Stoney Trail, and Deerfoot Trail. Ideal for individuals, couples, or small families, this townhome offers a perfect combination of modern comfort and a prime location, making it an excellent choice for your next home.**

Inclusions: **N/A**
Property Listed By: **Hope Street Real Estate Corp.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







