



THE
A-TEAM

**RE/MAX
FIRST**

12997 COVENTRY HILLS Way, Calgary t3k 0w6

MLS®#: **A2163883**

Area: **Coventry Hills**

Listing Date: **09/12/24**

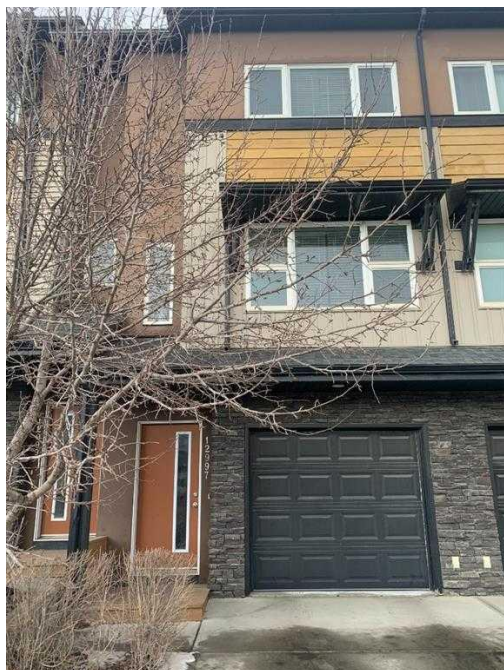
List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,354**
Low Sqft:
Ttl Sqft: **1,354**

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	12`8" x 11`7"	Kitchen	Second	12`2" x 10`0"
Breakfast Nook	Second	9`1" x 7`0"	Laundry	Second	4`11" x 3`2"
Bedroom - Primary	Third	10`10" x 9`10"	Bedroom	Third	11`7" x 9`8"
4pc Ensuite bath	Third	8`6" x 4`10"	5pc Bathroom	Third	8`3" x 4`11"

Legal/Tax/Financial

Condo Fee: \$402	Title: Fee Simple Fee Freq: Monthly	Zoning: M-1 d75
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Legal Desc: **1112769**

Remarks

Pub Rmks: **Welcome to Coventry Station this townhouse features a master bedroom with en-suite another good size bedroom and a full bath laundry room is on the upper level on the main level there is a living room dining room and kitchen large windows open floor plan loads of upgrades including engineered wood flooring carpet and ceramic tile stainless steel kitchen appliances granite countertops white stacking washer and dryer this is located in a very quiet location close to transit sports complex shopping centers schools Deerfoot trail and Stony Trail.**

Inclusions: **n/a**
Property Listed By: **Century 21 Bravo Realty**

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



