



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**326 COVECREEK Circle, Calgary T3K 0W6**

MLS® #: **A2180869**      Area: **Coventry Hills**      Listing Date: **11/26/24**      List Price: **\$355,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **1,030 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **739**  
 Low Sqft:  
 Ttl Sqft: **739**

DOM

**57**  
Layout  
 Beds: **2 (1 1)**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Cul-De-Sac, Low Maintenance Landscape, Level, Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**  
 Int Feat: **Granite Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`3" x 10`5"
Kitchen	Main	10`5" x 7`11"
4pc Ensuite bath	Upper	9`6" x 8`0"
Bedroom	Basement	10`5" x 9`11"
Laundry	Basement	6`8" x 3`4"
Other	Main	16`3" x 6`0"

Room	Level	Dimensions
Dining Room	Main	8`4" x 8`0"
Bedroom - Primary	Upper	11`8" x 10`3"
Walk-In Closet	Upper	6`2" x 4`8"
4pc Bathroom	Basement	8`3" x 7`7"
Furnace/Utility Room	Basement	11`5" x 4`2"
Balcony	Upper	15`6" x 5`1"

Legal/Tax/Financial

Condo Fee: **\$317**      Title: **Fee Simple**      Zoning: **M-1**

Fee Freq:  
**Monthly**

Legal Desc: **1112769**

Remarks

Pub Rmks: **Discover the perfect blend of style and convenience in this stunning townhouse in Coventry Hills NE, Calgary offering 1133 sq. ft of developed living space. Featuring 2 bedrooms and 2 bathrooms, this unit showcases laminate flooring, stainless steel appliances, and granite countertops. The main floor boasts an open-concept layout, seamlessly connecting the kitchen, living room, and dining area, all illuminated by large windows that fill the space with natural light. Step onto the balcony to unwind and enjoy the fresh air. Conveniently located just minutes from schools, bus stops, restaurants, and the airport, with quick access to Deerfoot and Stoney Trail, this home is ideal for modern living. Schedule your showing today!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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











