



THE
A-TEAM

**RE/MAX
FIRST**

426 COVECREEK Circle, Calgary T3K 0W6

MLS® #: **A2182111** Area: **Coventry Hills** Listing Date: **12/06/24** List Price: **\$345,000**
 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: **1,162 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **828**
 Low Sqft:
 Ttl Sqft: **828**

DOM

15
Layout
 Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Owned,Paved,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle,Flat,Membrane**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Stucco,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Granite Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`6" x 6`1"	Kitchen	Main	8`1" x 10`5"
Living Room	Main	15`2" x 10`6"	Bedroom - Primary	Upper	10`4" x 11`8"
4pc Ensuite bath	Upper	8`0" x 9`8"	3pc Bathroom	Lower	8`0" x 10`6"
Bedroom	Lower	12`2" x 10`2"	Furnace/Utility Room	Lower	4`6" x 12`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$323

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 1112769

Remarks

Pub Rmks: **Stylish, Bright, and Move-In Ready! Welcome to this charming end-unit townhouse condo with lots of windows, flooding the space with natural light! The main floor boasts beautiful hardwood flooring and a functional galley kitchen with ample cupboard space, granite countertops, and stainless steel appliances, including a new fridge. Step out to the west-facing deck off the living room—perfect for sunny afternoon relaxation. The upper level features a spacious primary bedroom with a private west-facing balcony, a walk-in closet, and a 4-piece ensuite. The second bedroom, located on the lower level, offers privacy and convenience, just steps from a 3-piece bathroom featuring a large walk-in shower. Laundry and lots of storage are also located on this lower level. Park on your private stall right outside the front door. Located in the community of Coventry Hills there are plenty of schools, shopping, dining and amenities nearby. This home blends comfort and style with thoughtful upgrades and exceptional flow. Great for room mates or investment property. Don't miss out—schedule your viewing today.**

Inclusions: N/A
Property Listed By: Century 21 Bamber Realty LTD.

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





