



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 COVECREEK Circle, Calgary T3K0W6**

MLS®#: **A2204866**      Area: **Coventry Hills**      Listing Date: **03/26/25**      List Price: **\$389,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$26k, 04-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **1,097 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,376**  
 Low Sqft:  
 Ttl Sqft: **1,376**

DOM

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

Parking

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

Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone, Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet, Laminate, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Courtyard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Breakfast Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Second	5`3" x 13`5"	Mud Room	Second	9`6" x 9`0"
Dining Room	Third	11`10" x 6`10"	Living Room	Third	11`8" x 13`6"
Kitchen	Third	10`1" x 11`9"	Bedroom	Level 4	11`8" x 9`11"
4pc Bathroom	Level 4	8`1" x 4`11"	Bedroom - Primary	Level 4	11`10" x 10`11"
4pc Ensuite bath	Level 4	4`11" x 8`6"			

Legal/Tax/Financial

Condo Fee:  
**\$402**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **1312980**

Remarks

Pub Rmks: **WELCOME HOME! Nestled in the heart of the sought-after community of Coventry Hills, this move in ready 2-bedroom, 2-bathroom home invites you to embark on a new chapter of home ownership. With over 1200 square feet of thoughtfully designed living space; this residence is perfect for the first time homebuyer or a savvy investor who wants to continue to grow their real estate portfolio. Step into a kitchen that's ready to inspire your culinary adventures, featuring stainless steal appliances such as a modern refrigerator and whisper-quiet dishwasher and a breakfast bar. This 3 level floor plan features a spacious primary suite with a private ensuite and walk in closet, offering your own personal oasis. Additionally upstairs, there is the laundry room, another bedroom with a walk in closet and another 4 piece bathroom. THIS SPACIOUS DECK though overlooking your gorgeous courtyard is a game changer! It really is a canvas for your family's outdoor dreams—think summer barbecues, games of catch, or simply relaxing without having to worry about having your neighbours behind you. Location is everything - and this property delivers being so close to the Calgary Airport, major highways, shopping centres and daily amenities. Is is important to note, this unit comes with an extended single garage, a hidden storage unit that can be used as a wine cellar, storage or mud room and has visitor parking. Did I mention that this property comes with a new A/C unit, making townhouse living during the Calgary summer months bearable?! The potential is endless. There are so many other things I wish I could tell you about this property but I am running out of allotted space so you will just have to come check it out yourself! Book your showing today!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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

















