

## 225 COVECREEK Circle, Calgary T3K0W6

**Coventry Hills** Listing 03/26/25 List Price: \$389,000 MLS®#: A2204866 Area:

Status: Active County: Calgary Change: -\$26k, 04-Apr Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type:

City/Town: Year Built: 2014

Lot Information Lot Sz Ar:

Lot Shape:

Row/Townhouse

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1,097 sqft 1,376

<u>Parking</u>

DOM 17

Layout

Beds:

Baths:

Style:

1,376

Ttl Park: 2 2 Garage Sz:

2 (2)

2.0 (2 0)

3 (or more) Storey

Access:

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

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air

Sewer:

Ext Feat: Courtyard Construction:

Stone, Vinyl Siding

Flooring:

Carpet, Laminate, Tile

Water Source: 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

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

4pc Ensuite bath Level 4 4`11" x 8`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$402 Fee Simple M-1
Fee Freq:

Monthly

1312980

Remarks

Pub Rmks:

Legal Desc:

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: N/A

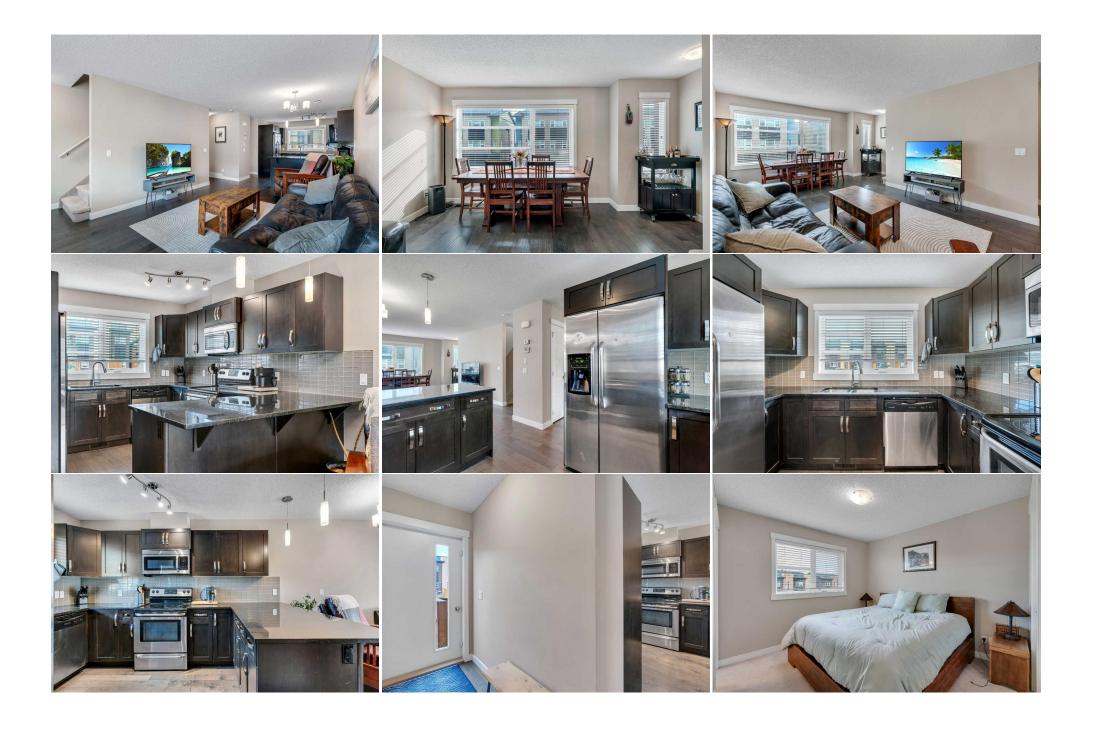
Property Listed By: Real Broker

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

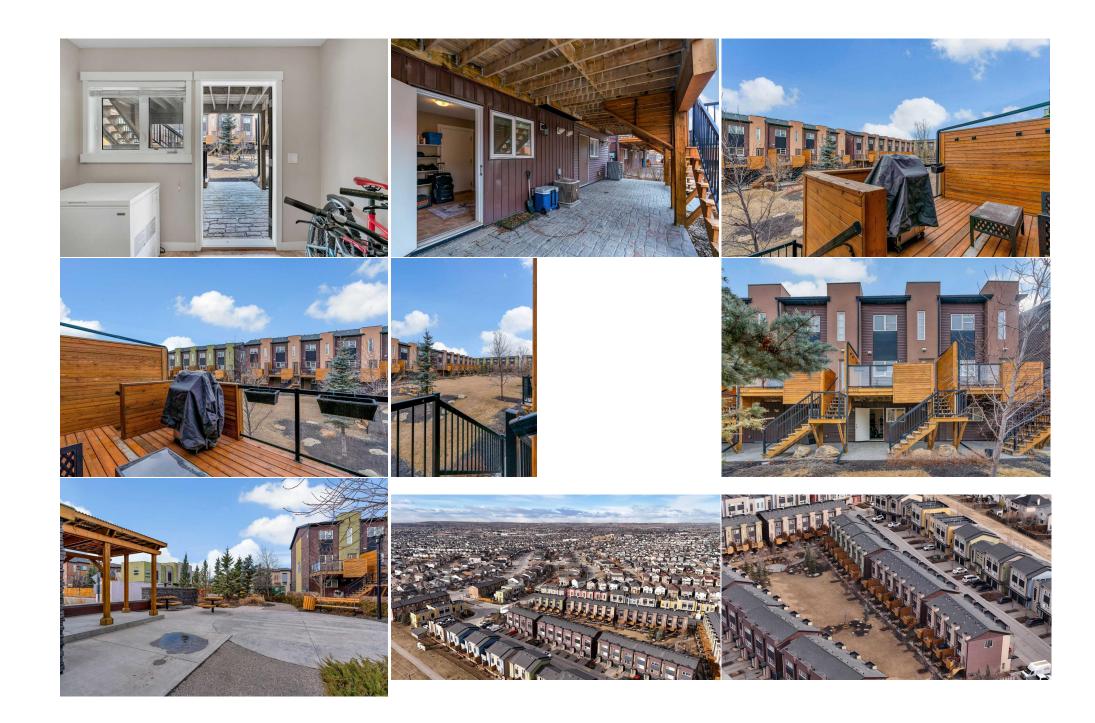














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