



**208 Covecreek Circle NE
Calgary, Alberta**

MLS # A2308875



\$354,900

Division:	Coventry Hills		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,328 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 429
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Track Lighting, Walk-In Closet(s)		

Inclusions: Window Coverings (Blind at bottom of stairs in AS IS condition)

Welcome to Coventry Station — where comfort, convenience, and style come together in one exceptional home! This beautifully maintained end-unit offers the perfect blend of space and functionality, featuring two spacious bedrooms, two full bathrooms, and the added convenience of your own attached garage (with large separate storage room). Step inside to discover a bright and inviting eat-in kitchen complete with elegant granite countertops, stainless steel appliances, (including a new Bosch dishwasher) , a large pantry, and abundant storage space designed to meet every lifestyle need. Just off the kitchen, enjoy your oversized private balcony (16x6) overlooking peaceful walking paths and green space — the perfect setting for morning coffee or evening relaxation. The generous primary suite is a true retreat, featuring a walk-in closet, a private ensuite bathroom with extra storage, and large windows that fill the room with natural light. Perfectly located, this home places you minutes from shopping, dining, and recreation, including the popular Vivo Centre. Families will also appreciate the unbeatable walkability to Nose Creek School, Coventry Hills School, North Trail High School, and Notre Dame High School. Whether you're a first-time buyer or downsizer this is an incredible opportunity to own in one of the area's most desirable communities!