



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

230 Covecreek Circle NE
Calgary, Alberta

MLS # A2335242



\$339,900

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,321 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained townhouse in the heart of Coventry Hills offering the perfect blend of comfort, style, and convenience. Featuring 2 spacious bedrooms and 2 full bathrooms, this move-in-ready home is ideal for first-time buyers, downsizers, or investors alike. Freshly painted throughout, the property showcases hardwood flooring, granite countertops, stainless steel appliances, and convenient upper-level laundry, creating a modern and functional living space designed for everyday comfort. The bright open-concept layout is filled with natural light, while the single attached garage provides added convenience and extra storage. Step outside onto the main floor balcony overlooking the green space and walking path—an ideal spot to enjoy your morning coffee or unwind in the evening while taking in the peaceful surroundings. Backing directly onto pathways and open space, this home offers a rare combination of privacy and outdoor enjoyment. Additional storage in the utility room provides even more practical space for seasonal items, sports equipment, or everyday organization. The exterior has also been recently updated with a new garage door, new soft metal, and new vinyl siding, adding to the home's curb appeal and long-term value. Upstairs, the spacious primary bedroom features a walk-in closet and private ensuite, creating the perfect retreat at the end of the day. The second bedroom and additional full bathroom provide flexibility for guests, roommates, or a home office setup. Located in the sought-after community of Coventry Hills, residents enjoy quick access to schools, parks, shopping, restaurants, recreation centres, transit, and major roadways including Stoney Trail and Deerfoot Trail. The community is known for its family-friendly atmosphere, extensive pathway system, and proximity to amenities such as Vivo

Recreation Centre, Country Hills Town Centre, and numerous green spaces, making it one of Calgary’s most convenient and connected northwest communities.