



GRASSROOTS
REALTY GROUP

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438 Covecreek Circle NE
Calgary, Alberta

MLS # A2336563



\$325,000

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,332 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated,		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, No Back Lane, Rectangular Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to unit 438 in Coventry Station, a stylish and well-appointed two-bedroom, two-bathroom townhouse nestled in the sought-after community Coventry Hills. This modern three-storey home offers the perfect blend of contemporary design, functional living, and an unbeatable community lifestyle that is ideal for first-time buyers, young professionals, or savvy investors looking for a move-in ready property in one of Calgary's most connected north communities. With low-maintenance living, an attached garage, and a thoughtful layout spread across three levels, this is townhouse living at its very finest. From the moment you arrive, the bold curb appeal sets the tone. A striking modern exterior with large windows, clean architectural lines, and an attached single garage with direct interior access makes coming home feel effortless every single day. Step inside to a welcoming entry level where the spacious garage doubles as an impressive flex space, currently used as a private home gym, giving you the freedom to stay active without ever leaving home. Head upstairs to the sun-filled main living level where rich hardwood floors, neutral tones, and an open-concept layout create a warm and inviting atmosphere. The kitchen is the heart of this home, featuring dark espresso cabinetry, granite-style countertops, a gleaming glass tile backsplash, a full stainless steel appliance package, and a peninsula with bar seating for three. Whether you are hosting friends for the evening or enjoying a quiet weeknight dinner, this kitchen delivers both style and function in equal measure. The living room is generous in size with oversized windows that flood the space with natural light throughout the day. The flexible layout easily accommodates both a comfortable lounge area and a dedicated home office setup, making remote work easy and truly practical. Step through to your private back patio, a

low-maintenance outdoor retreat complete with a warm wood privacy wall, and plenty of room for a BBQ and outdoor seating. It is your own personal escape under the open Calgary sky. Upstairs, the primary bedroom is a true sanctuary with plush carpet, large windows, a walk-in closet, and a private 3 -piece ensuite featuring dark cabinetry, granite counters, and a matching glass tile backsplash. The second bedroom is equally impressive with bright windows, ample closet space, and has its own easy access to the main 4-piece bathroom. Convenient upper floor laundry with a stacked Samsung washer and dryer rounds out this level perfectly. Beyond your front door, Coventry Station offers a beautifully landscaped courtyard, a community pergola with picnic areas, lush green space, and a genuine neighbourhood feel. With quick access to Stoney Trail, Country Hills Boulevard, major shopping, top-rated schools, parks, and the Calgary International Airport just minutes away, this location truly has it all. Do not miss your opportunity to call this exceptional property home.