

**324 Covecreek Circle NE  
Calgary, Alberta**

**MLS # A2215542**



**\$379,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 402

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained 2 bed, 2.5 bath townhouse in the vibrant, family-friendly community of Coventry Station! You'll love the unbeatable location—steps to schools, parks, the amazing VIVO rec centre, shopping, restaurants, and quick access to Deerfoot Trail. Tucked into a quiet, well-kept complex with plenty of visitor parking, this bright and modern home features an open-concept layout, upgraded kitchen appliances, upstairs laundry, and a spacious living room perfect for relaxing or entertaining. Both bedrooms have their own bathrooms, and the oversized single garage offers tons of extra storage. Move-in ready and full of charm, this gem won't last long—book your private showing today! (Development-wide hail repair is underway and nearing completion this summer.) \*Please note some photos are virtually staged as noted on the photo.