

# \$320,000 - 448 Covecreek Circle Ne, Calgary

MLS® #A2261536

**\$320,000**

2 Bedroom, 2.00 Bathroom, 827 sqft

Residential on 0.02 Acres

Coventry Hills, Calgary, Alberta

PRICE IMPROVMENT - SELLER

MOTIVATED - Welcome to this stylish and well-maintained 3-level townhome, located in the vibrant community of Coventry Hills. Just steps from schools, shopping, restaurants, public transit, and with quick access to both Deerfoot and Stoney Trail – convenience at its best.

Offering 2 bedrooms, 2 full bathrooms, and over 1,200 sq ft of total living space, this home is designed for both comfort and functionality.

The main level features contemporary finishes throughout – including smoke grey engineered laminate flooring, granite countertops, glass tile backsplash, dark cabinetry, stainless steel appliances, and high-profile baseboards. The galley-style kitchen flows into a cozy dining nook and a bright, west-facing living room. Step out onto your private west-facing balcony, perfect for evening sunsets and entertaining.

The top floor is dedicated entirely to the primary retreat, featuring a spacious bedroom, 4-piece ensuite with granite, a generous walk-in closet, and a second private balcony – also west-facing for tons of natural light.

On the lower level, you™ll find a comfortable second bedroom, a full 3-piece bathroom with walk-in shower, stacked laundry, storage space, and utility room.



Includes one assigned parking stall directly out front, plus plenty of visitor and street parking. This is a well-managed complex with low condo fees, offering excellent value for first-time buyers, downsizers, or investors.

This home shows beautifully and is move-in ready. FURNITURE NEGOTIABLE! Virtual tour available!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261536      |
| Price          | \$320,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 827           |
| Acres          | 0.02          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 448 Covecreek Circle Ne |
| Subdivision | Coventry Hills          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 0W6                 |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Park                                   |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Driveway, Parking Pad, Stall |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Walk-In Closet(s)                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Balcony                                                  |
| Lot Description   | Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle, Tar/Gravel                              |
| Construction      | Stone, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 20                |
| Zoning         | M-1 d75           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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