

# \$389,000 - 225 Covecreek Circle Ne, Calgary

MLS® #A2204866

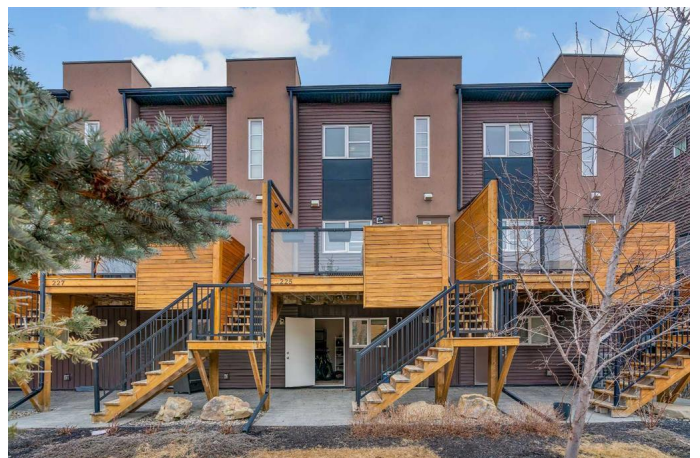
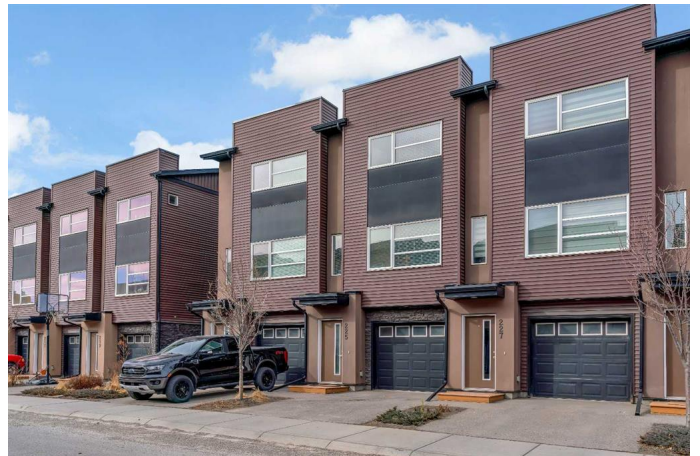
**\$389,000**

2 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 0.03 Acres

Coventry Hills, Calgary, Alberta

WELCOME HOME! Nestled in the heart of the sought-after community of Coventry Hills, this move in ready 2-bedroom, 2-bathroom home invites you to embark on a new chapter of home ownership. With over 1200 square feet of thoughtfully designed living space; this residence is perfect for the first time homebuyer or a savvy investor who wants to continue to grow their real estate portfolio. Step into a kitchen that's ready to inspire your culinary adventures, featuring stainless steal appliances such as a modern refrigerator and whisper-quiet dishwasher and a breakfast bar. This 3 level floor plan features a spacious primary suite with a private ensuite and walk in closet, offering your own personal oasis. Additionally upstairs, there is the laundry room, another bedroom with a walk in closet and another 4 piece bathroom. THIS SPACIOUS DECK though overlooking your gorgeous courtyard is a game changer! It really is a canvas for your family's outdoor dreamsâ€”think summer barbecues, games of catch, or simply relaxing without having to worry about having your neighbours behind you. Location is everything - and this property delivers being so close to the Calgary Airport, major highways, shopping centres and daily amenities. Is is important to note, this unit comes with an extended single garage, a hidden storage unit that can be used as a wine cellar, storage or mud room and has visitor parking. Did I mention that this property comes with a new A/C unit, making townhouse living



during the Calgary summer months bearable?!  
The potential is endless. There are so many other things I wish I could tell you about this property but I am running out of allotted space so you will just have to come check it out yourself! Book your showing today!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204866      |
| Price          | \$389,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,376         |
| Acres          | 0.03          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 225 Covecreek Circle Ne |
| Subdivision | Coventry Hills          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K0W6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |               |
|-------------------|---------------|
| Interior Features | Breakfast Bar |
|-------------------|---------------|

|            |                                                                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating    | Forced Air                                                                                                                                       |
| Cooling    | Central Air                                                                                                                                      |
| Basement   | None                                                                                                                                             |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Vinyl Siding       |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 22               |
| Zoning         | M-1              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.