

13011 Coventry Hills Way NE
Calgary, Alberta

MLS # A2161956



\$409,000

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,354 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Garage Faces Front, Insulated, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

Nestled in the heart of the family-friendly community of Coventry Hills, this exceptional three-storey townhome boasts over 1,200 square feet of usable area. Designed with both style and functionality in mind, the home features a bright and airy open floor plan enhanced by an abundance of natural light streaming through numerous windows. As you step inside, a welcoming tiled foyer leads to a single attached garage, effectively separating the entry area from the living spaces. The second floor exudes elegance with its rich hardwood flooring and a generously sized U-shaped kitchen. This well-appointed kitchen is a chef's dream, equipped with ample cabinetry, expansive counter space, a breakfast bar, and sleek stainless steel appliances. It seamlessly flows into the dining and living areas, creating an ideal space for both daily living and entertaining. A private, screened balcony is located at the back—perfect for enjoying a quiet morning coffee. The balcony is connected by a practical mudroom with a closet/pantry that adds to the home's convenience. This townhome is distinguished by its two spacious bedrooms, each featuring its own full bathroom and walk-in closet, offering both privacy and comfort. An upper-level laundry closet further enhances the home's functionality. Additionally, the attached insulated garage also includes a sizable furnace and storage room, offering extra space for your belongings. The home's location is equally impressive. Just steps away from bus stops and picturesque walking paths, it is also within walking distance of schools, grocery stores, shopping and dining venues, as well as entertainment and recreational centers. Additionally, it offers easy access to Calgary Airport, Stoney Trail, and Deerfoot Trail. Ideal for individuals, couples, or small families, this townhome offers a perfect combination of

modern comfort and a prime location, making it an excellent choice for your next home.