

**13015 Coventry Hills Way NE**  
**Calgary, Alberta**

**MLS # A2301343**



**\$399,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Coventry Station! This unit has been lovingly maintained and is freshly painted; ready and waiting for a new owner. Imagine your life simplified for efficiency in this well-appointed, 3 level townhome. An open concept living room, dining room, and kitchen features engineered hardwood floors and is bathed in natural light. Your new deck just beyond the kitchen is perfect for enjoying a morning coffee or barbecuing and unwinding in the evening. Both bedrooms are tucked away upstairs. The primary bedroom features an ensuite and plenty of storage while the secondary bedroom is generously sized too; and offers a cheater door to the primary bathroom. The stackable washer/dryer in the hall will make laundry day a breeze. The attached single car garage has a sizeable storage space conveniently tucked away for seasonal items, your new lifestyle is ready in Coventry Hills; where all the conveniences are within easy reach- an ideal choice with amenities including Schools, Vivo, Shopping Centres, Superstore, Express Bus Park n Ride Terminal, and so much more!