



# 13011 Coventry Hills Way Calgary Alberta

\$409,000

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, ma...

Living room 11.67 Ft x 11.33 Ft  
Dining room 7.83 Ft x 7.25 Ft  
Kitchen 12.25 Ft x 7.00 Ft  
Bedroom 10.83 Ft x 9.75 Ft  
3pc Bathroom 8.58 Ft x 5.00 Ft  
Other 5.00 Ft x 4.00 Ft

Primary Bedroom 11.58 Ft x 9.92 Ft  
Other 4.42 Ft x 3.17 Ft  
4pc Bathroom 8.17 Ft x 5.00 Ft  
Laundry room 5.00 Ft x 2.83 Ft  
Other 6.50 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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