# $424,900 - 13 Covemeadow Manor Ne, Calgary
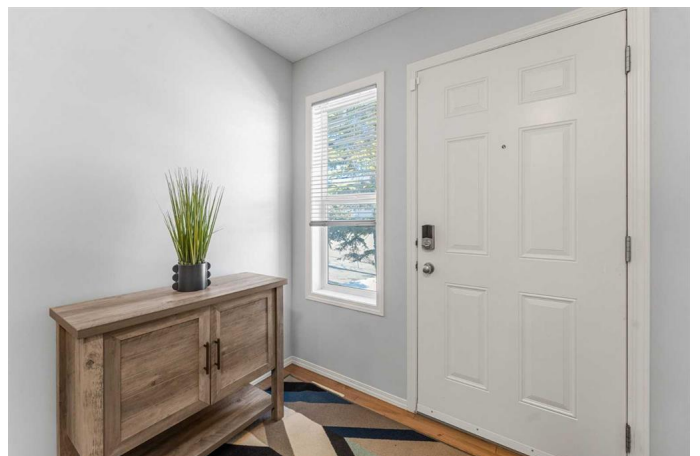
MLS® #A2199602

**$424,900**

3 Bedroom, 2.00 Bathroom, 1,190 sqft
Residential on 0.04 Acres

Coventry Hills, Calgary, Alberta

WELCOME HOME! This beautifully designed 3-bedroom townhouse in the heart of Coventry Hills offers the perfect blend of space, comfort, and convenience. Whether you're a first-time homebuyer, a growing family, or looking for an investment opportunity, this home has everything you need! Step inside to a bright and open main floor, where large windows fill the space with natural light. The spacious living room is perfect for relaxing, complete with a cozy gas fireplace to keep you warm on chilly Calgary evenings. The adjoining dining area offers plenty of space for family meals, while the stylish kitchen boasts ample cabinet storage, full appliances, and a peninsula island with a breakfast barâ€"ideal for casual dining or entertaining guests. Upstairs, the primary bedroom is a private retreat with a walk-in closet, offering a perfect space to unwind. Two additional generously sized bedrooms and another full bathroom complete the upper level, providing plenty of room for family, guests, or a home office setup. Step outside and enjoy your large balcony, perfect for morning coffee or evening relaxation. The spacious backyard patio backs onto a peaceful greenspace. Plus, this pet-friendly complex (with board approval) is ideal for those with furry friends! Living in Coventry Hills means having access to some of the best amenities in Calgary. The community is home to multiple schools, including Coventry Hills School, Northern Lights School, and Nose Creek Schoolâ€"making it a fantastic location for

families. Enjoy the nearby parks, playgrounds, and walking trails. Shopping and dining are just minutes away at Country Hills Town Centre and CrossIron Mills, and with quick access to Stoney Trail and Deerfoot Trail, commuting is effortless. Don't miss outâ€"schedule your showing today!

Built in 2004

## Essential Information

| | |
|---|---|
| MLS® # | A2199602 |
| Price | $424,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,190 |
| Acres | 0.04 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 13 Covemeadow Manor Ne |
| Subdivision | Coventry Hills |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 6G5 |

## Amenities

| | |
|---|---|
| Amenities | Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

## Interior

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|---|---|
| Interior Features | Breakfast Bar, Closet Organizers, No Smoking Home, Storage |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

## Exterior

| | |
|---|---|
| Exterior Features | Courtyard |
| Lot Description | Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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| Date Listed | March 6th, 2025 |
| Days on Market | 7 |
| Zoning | DC |

## Listing Details

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| Listing Office | eXp Realty |