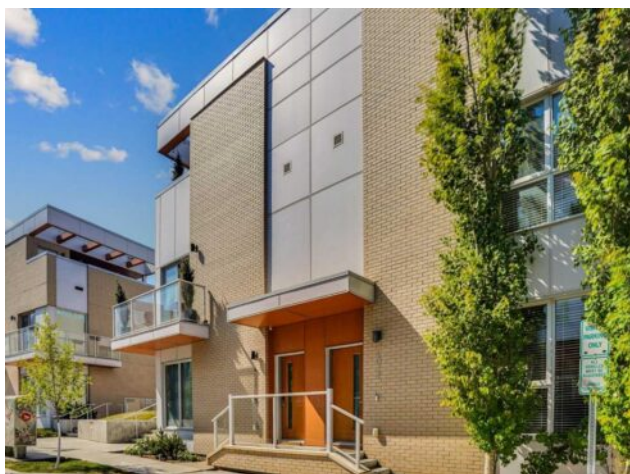


4012 Kovitz Lane NW
Calgary, Alberta

MLS # A2314453



\$669,900

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,573 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Secured, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 698
Basement:	Partial	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Smart Home, Storage, Walk-In Closet(s)		

Inclusions: Garage FOB's(2)

Welcome to this beautiful contemporary townhome competitively priced in the sought-after community of University Heights - a vibrant, highly walkable community with remarkable access to restaurants, shops, grocery, and a Cineplex movie theatre. Thoughtfully designed over four levels, this stylish home features an open-concept main floor highlighted by durable vinyl plank flooring and a modern kitchen; complete with quartz countertops, a central island, floor-to-ceiling cabinetry, and built-in appliances. The main level also boasts a convenient two-piece bath, laundry area, and direct access to the landscaped courtyard. Upstairs offers three bedrooms, including an elegant primary retreat that features a walk-in closet, an ensuite with dual vanities, and an stunning stone-tiled shower. The show-stopping private rooftop patio is expansive and perfect for entertaining, featuring engineered flooring, a gas line for BBQs, and plenty of space to relax and enjoy the summer sunshine. The lower level provides direct access to the heated underground parkade with TWO titled stalls, and includes a versatile flex space ideal for a home office, gym, guest area, or hobby room. Additional highlights include air conditioning, visitor parking conveniently located just outside, and condo fees that include heat, water, and sewer! Exceptional value in an unbeatable location, just minutes away from Market Mall, The University of Calgary, Foothills Hospital, and Alberta Children's Hospital.