



GRASSROOTS
REALTY GROUP

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180 Covemeadow Road NE
Calgary, Alberta

MLS # A2213583



\$639,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,099 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Electric Range and Range Hood in Basement, Refrigerator in Basement, Washer and Dryer in Basement

Welcome to this beautifully updated bungalow in Coventry Hills, featuring a 2-bedroom suite—perfect for self-living and investment opportunities! New Upgraded Roof and Siding this year! Sitting on a quiet street, this home has been meticulously maintained and thoughtfully renovated. The open-concept main floor boasts hardwood floors and ceramic tiles, a stylish updated kitchen offers plenty of cabinetry, functional design, and a sleek appearance. The spacious primary bedroom includes a 3-piece ensuite and a walk-in closet, while two additional bedrooms and another full 4-piece bath complete the main level. The fully finished lower level features a 2-bedroom suite with a separate door entrance, providing rental income potential or a great space for extended family. Enjoy outdoor living with a spacious 10*16 covered deck in the backyard, high fences, and a custom fire pit—perfect for family entertaining and privacy! The fully insulated double attached garage offers ample parking and storage. Located in family-friendly Coventry Hills, this home is close to North Trail High School and Nose Creek School, as well as community parks, shopping, and transit. Don't miss out—schedule your private viewing today!