



**GRASSROOTS**  
REALTY GROUP

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**33 Coville Gardens NE**  
**Calgary, Alberta**

**MLS # A2237578**



**\$560,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Street		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** n/a

**\*\*Well-Maintained 2-Storey Detached Home on a Quiet Cul-de-Sac | Oversized Heated Garage | Finished Basement | Close to Transit, Schools & Shopping\*\*** Welcome to this comfortable and well-kept **\*\*2-storey detached home\*\***, ideally located on a **\*\*quiet cul-de-sac\*\*** in a family-friendly neighborhood. Situated on a **\*\*large pie-shaped lot\*\***, this property offers a great combination of indoor and outdoor space, perfect for growing families or anyone looking for a home with room to enjoy and grow. Inside, the main level features a **\*\*bright, open-concept kitchen with a spacious eating area\*\***, offering a functional layout that connects easily to the **\*\*living room\*\***, where a **\*\*fireplace with a classic mantle\*\*** creates a warm and welcoming space. Large windows throughout the home bring in plenty of natural light, and the entire interior has been **\*\*freshly painted\*\***, giving it a clean, refreshed feel. Upstairs, you'll find **\*\*three well-proportioned bedrooms\*\***, including a comfortable primary suite. The **\*\*fully finished basement\*\*** provides additional living space with a **\*\*full bathroom\*\***, making it ideal for a rec room, guest space, or home office setup. One of the standout features is the **\*\*oversized double garage\*\***, which is **\*\*heated with a forced air system\*\*** and includes its own **\*\*bathroom\*\***—a rare and practical bonus for those who need a workspace, hobby area, or simply extra flexibility. The **\*\*south-facing backyard\*\*** offers excellent sun exposure and is a great place to relax, garden, or enjoy outdoor meals in the warmer months. The large lot provides extra privacy and space for kids or pets to play. This home is **\*\*conveniently located close to public transit\*\***, and is within **\*\*walking distance to schools, parks, and shopping\*\***, making everyday errands and school runs simple and stress-free. With its thoughtful layout, great location, and practical updates, this

home is ready for its next owners to move in and make it their own.