



GRASSROOTS
REALTY GROUP

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33 Coville Gardens NE
Calgary, Alberta

MLS # A2244479



\$529,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: n/a

You will not find a better price for a 2-Storey Detached Home on a Quiet Cul-de-Sac | Oversized Heated Double Garage | RV Parking | Finished Basement with Full Bathroom | Close to Transit, Schools & Shopping. New Roof, New Siding, and New Eaves!!! 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.