



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

223 Covington Road NE
Calgary, Alberta

MLS # A2249054



\$529,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,191 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: None

With new flooring, siding, roofing, and fresh paint throughout, this 3-bedroom, 2-bathroom home offers a great opportunity to get into a well-established neighborhood known for its family-friendly atmosphere and easy access to parks, schools, and walking paths. With Nose Creek Park just minutes away and local golf courses nearby, there's no shortage of ways to enjoy the outdoors year-round. Inside, the main floor offers practical living spaces including a large front living room with oversized windows that fill the space with natural light. Just beyond, the kitchen features stainless steel appliances and corner windows overlooking the private backyard, complete with a raised ledge that's perfect for a herb garden or your favorite decor. The dining area is conveniently positioned beside the kitchen with access to the backyard through sliding doors, making it easy to enjoy indoor-outdoor living in the warmer months. Upstairs are three bedrooms including a comfortable primary suite with a ceiling fan and walk-in closet, plus a full 4-piece bathroom. The basement offers even more flexibility with a rec room, laundry area, and plenty of storage space for seasonal items or hobbies. Out back, you'll find a fully fenced yard with a wood deck, a separate patio area, and a handy storage shed. This is a great setup for summer get-togethers, gardening, or just relaxing outdoors in your own space. If you're looking for a home with strong fundamentals in a welcoming neighborhood with excellent amenities, this home is well worth a look. Book your showing today and discover what life in Coventry Hills has to offer!