



**119 Covepark Drive NE**  
**Calgary, Alberta**

**MLS # A2250265**



**\$575,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Pantry		

**Inclusions:** Chest freezer

Don't miss this fantastic opportunity in Coventry Hills! This well-located 4-bedroom, 3.5-bathroom two-storey home with a fully developed basement is the perfect starter home or investment property. The main floor features a bright living room and dining area with easy access to the backyard—great for entertaining or relaxing. Upstairs offers three bedrooms, including a primary with private ensuite. The basement adds a fourth bedroom, full bath, rec room, and a laundry area with utility sink. Enjoy the convenience of a double detached garage, a fenced yard, and a family-friendly location close to schools, parks, shopping, and transit. Just 14 minutes to Calgary International Airport and 25 minutes to downtown!