



**GRASSROOTS**  
REALTY GROUP

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**47 Covewood Park NE**  
**Calgary, Alberta**

**MLS # A2262620**



**\$439,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,166 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Home is being sold "as is where is", all items included

This property offers significant potential for the right buyer but requires extensive repairs and updates. The home sustained exterior damage during the hailstorm—roof and siding have not been repaired—and there are visible signs of water damage inside. Due to the scope of work required, the buyer acknowledges the property is being sold "as-is, where-is". No Real Property Report RPR will be provided, and the buyer will be responsible for obtaining title insurance. Ideal opportunity for contractors, investors, or buyers seeking a renovation project in a desirable area.