



**GRASSROOTS**  
REALTY GROUP

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**137 Covepark Crescent NE**  
**Calgary, Alberta**

**MLS # A2264111**



**\$499,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Coventry Hills             |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | 2 Storey                   |               |                   |
| <b>Size:</b>     | 1,347 sq.ft.               | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Off Street                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                   |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank             | <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-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Quartz Counters |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

**BEST PRICE IN COVENTRY HILLS ! NEW ROOF NEW SIDING NEW FURNACE NEW HOT WATER TANK!** Welcome to this charming and beautifully updated 3-bedroom home nestled in the heart of Coventry Hills. With nearly 1,400 sq ft of living space, this two-storey gem offers a perfect blend of modern upgrades and cozy character. Step inside through the cheerful yellow front door and be greeted by a bright, spacious living room featuring luxury vinyl plank flooring and updated lighting throughout. The chef's kitchen, redesigned in 2019, boasts quartz countertops, a stylish tile backsplash, stainless steel double sink, and under/over cabinet lighting—ideal for both everyday cooking and entertaining. The dining area opens to a large, fully fenced backyard offering ample space for outdoor enjoyment and potential for a double garage. Upstairs you will find a renovated 4-piece bathroom, and three generous bedrooms including a primary suite with a 2-piece ensuite. The Partially Finished Basement with Framing ready, rough in bathroom, and 2 large windows waiting for your creativity. The laundry conveniently located in a shared area for both main floor and basement access. Additional updates include: New shingles (2025), New Siding (2025), New furnace (2020), New hot water tank (2020), Updated baseboards and lighting (2019), New Fridge (2023). Located in a prime family-friendly neighborhood, this home is close to schools, public transit, shopping, restaurants, Vivo recreation centre, easy access to both Stoney Trail and Deerfoot, and more. Don't miss your chance to own this move-in-ready home full of warmth and modern touches. Contact your agent today to book a viewing!