



GRASSROOTS
REALTY GROUP

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57 Coville Crescent NE
Calgary, Alberta

MLS # A2268692



\$642,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Refrigerator, Dishwasher, Electric Stove, OTR Microwave, Washer & Dryer & Garage Door Opener(s)		

You know that feeling when a house just feels right the moment you walk in? That's exactly what this home in Coventry Hills is like. It's been beautifully renovated just a few years ago, so everything feels fresh and inviting, but it still has that warm, lived-in comfort that makes you want to kick off your shoes and stay awhile. The main floor is bright and open, with sunlight streaming through the big windows and a cozy gas fireplace that instantly makes you think about winter nights curled up on the couch. The kitchen is spacious, has tons of storage, a walk-in pantry, stainless steel appliances, and an island that's perfect for morning coffee or helping with homework. Laundry is conveniently located on the main level next to the 1/2 bath and garage. Just off the dining area, the patio doors open to the balcony where you can sit and enjoy total privacy, no neighbours behind you, just peaceful green space and open sky. Upstairs, the primary bedroom feels like a quiet escape, with a 5pc ensuite that has a soaker tub, dual sinks, and a glass shower. There are two more bedrooms up here, plus another full 4pc bath, everything right where you need it. The walk-out basement adds even more space, with a large family room, a bedroom, a spot for a home office or hobby, and another 3pc bathroom. Outside, the backyard is large and fenced, perfect for kids, pets, or evening BBQs while you take in the view. The home also features a brand-new roof and vinyl siding covering the whole house, not partial like many homes. It's in such a great location too! Close to schools, parks, shopping, and easy routes for commuting. Best of all, it's vacant and ready for quick possession, so you can move in and start making it your own right away!

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