



GRASSROOTS
REALTY GROUP

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221 Covehaven Road NE
Calgary, Alberta

MLS # A2269388



\$524,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Shed in Back Yard; Awning attached to deck; shelving in bedrooms; playground structure in Basement

Welcome to this wonderful, family-friendly home in the heart of Coventry Hills. Close to schools, parks, playgrounds, shopping and public transit make this an ideal place to call home! Upon entering you will note the spacious foyer which then flows seamlessly into the living room, kitchen and large dining space with patio doors to the deck. (Attached shade cover included). A half bath completes this bright and cheery main floor. Upstairs includes a large primary bedroom, 2 other bedrooms and a 4 piece bath. The partially developed basement (with all permits & inspections completed) includes a cool play structure for kids (can stay or be removed by the Seller at request of buyer), a legal bedroom, laundry and storage. A double detached garage completes this 'soon to be yours' home. Recent upgrades/additions include: new shingles, new eaves troughs & downspouts, new siding on N and W side of house, Heat Pump/AC unit (all done in 2025); Central Vac system, newer stove and dishwasher, sound-proofing insulation in downstairs bedroom/office ceiling, & wiser locks throughout which can easily be re-keyed. Book your private viewing today! Best price in Coventry Hills at time of listing!