



GRASSROOTS
REALTY GROUP

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183 Covepark Way NE
Calgary, Alberta

MLS # A2280491



\$489,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island		

Inclusions: Shed

Perfect for first-time buyers or investors, this exceptionally well-maintained 2-storey home is located in one of the most desirable central pockets of Coventry Hills. The upper level features three bedrooms and a full bathroom with a newer bathtub/shower. The spacious primary bedroom easily accommodates a king-size bed and includes a large walk-in closet. The main floor welcomes you with a bright front living room showcasing beautiful hardwood floors, a convenient 2-piece bathroom, and a thoughtfully designed kitchen you'll truly love. Offering an abundance of counter space and cabinetry, an island, pantry, and a charming nook—perfect for keys, a phone station, or your coffee setup—this kitchen is as functional as it is inviting. The basement is ready for your finishing touches and makes the process easy with roughed-in plumbing, two large windows, and one wall already completed—ideal for adding value exactly the way you want. This home is immaculately clean and pride of ownership is evident throughout. Recent updates include fresh interior paint (2023), a newly painted large back deck (July 2025), newer hot water tank, PEX plumbing, durable faux-wood blinds throughout, and new Class 4 shingles, siding, and eavestroughs (August 2025). The paved back alley adds extra convenience. Situated in one of the best locations in Coventry Hills, this home is centrally located and within walking distance to six schools, making it an excellent long-term investment and a fantastic place to call home. Must be viewed to be fully appreciated. Furnace was just cleaned & serviced Jan. 2026. *** OPEN HOUSE- SAT. Jan. 24 (1:30-2:30pm)***