



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2280536**



**\$465,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1997 (29 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		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** "as is where is"

Featuring a functional layout, this 1,171 sq. ft. two-storey home offers 3 bedrooms, 2.5 bathrooms, and a partially developed basement. Situated on a quiet street in a great location, the home includes a good-sized, south-facing backyard with a sunny south deck and existing landscaping. An excellent opportunity to build substantial sweat equity, this property is well suited for contractors, investors, or renovation-minded buyers seeking value and potential in a desirable neighbourhood. The roof and siding require extensive repairs and/or replacement. The property is being sold as-is, where-is.