



**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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	See Remarks		

**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.