



GRASSROOTS
REALTY GROUP

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96 Covington Road NE
Calgary, Alberta

MLS # A2281205



\$559,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,066 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Off Street, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

This extensively renovated 4-level split home faces open green space and offers an abundance of living area—perfect for families and entertaining. The home showcases a brand-new kitchen complete with new countertops, fridge, stove, dishwasher, and hood fan, along with fresh paint throughout, new flooring, baseboards, doors, casings, and a new front door. Additional upgrades include new vanities, tub, toilets, faucets, electrical switches and plugs, updated lighting, stair railings, and a custom front entry cabinet with seating and storage—plus much more. Every detail has been thoughtfully updated with a classy, tasteful finish. The functional layout features 3 bedrooms, 2 full bathrooms, dining area, two spacious living rooms, and a REC room ideal for entertaining, a theatre setup, or a kids’ play area. With approximately 1,400 sq. ft. of finished living space, plus an undeveloped basement offering excellent potential for future development, including additional bedrooms and bathrooms, subject to City of Calgary approvals. Outside, the massive backyard offers ample space to park multiple vehicles and easily accommodates a large future garage while still leaving plenty of yard space. There is also tons of front parking, and with no homes directly across the street, additional street parking is readily available. Ideally located just minutes from Deerfoot Trail with a quick drive to the airport, and close to schools and shopping—this is a fantastic home in a highly convenient location.