



**99 Covepark Square NE
Calgary, Alberta**

MLS # A2293442



\$519,999

Division:	Coventry Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,295 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: Shed in the backyard.

Location, Location, Location! Welcome to this well-maintained and updated 2-storey semi-detached duplex offering almost 1,900 sq. ft. of developed living space across three levels in one of the most desirable pockets of Coventry Hills. Ideally situated on a quiet street directly across from a large park, playground, basketball court, and community garden, this home offers a peaceful setting while remaining close to everyday amenities. This is 4-bedroom, 1.5-bathroom home with NO CONDO FEES features a bright and functional layout perfect for families. The main floor offers a spacious living room filled with natural light from large windows. The open-concept kitchen and dining area includes stainless steel appliances, a convenient sit-up island, and a corner pantry providing plenty of storage for groceries and kitchen essentials. Upstairs you’ll find three generously sized bedrooms and a full bathroom, including a spacious primary bedroom with a walk-in closet. The additional two bedrooms offer great flexibility for children, guests, or a home office. The fully finished LEGAL BASEMENT adds valuable living space, featuring a large recreation room and an additional spacious bedroom, ideal for guests, a teenager’s retreat, home office, or a home gym. Step outside to enjoy the private backyard with plenty of space and the potential to build a double detached garage, adding even more value to this property. Recent updates include fresh interior paint, ew luxury vinyl plank flooring and baseboards on the main floor (2026), new roof, hot water tank and dryer all updated in (2025) providing comfort and peace of mind. Conveniently located within walking distance to schools and daycare within the block (no road crossing required) and just minutes from shopping, transit, the Vivo Recreation Centre, Deerfoot Trail, and Stoney Trail. A fantastic opportunity for families or

first-time buyers—book your private showing today!