



**13 Coville Gardens  
Calgary, Alberta**

**MLS # A2303020**



**\$515,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), No Animal Home, No Smoking Home

**Inclusions:** N/A

Welcome to this beautifully updated 2-storey home in the desirable community of Coventry Hills! Offering over 1,750 sq ft of developed living space this well-maintained property features 3+1 bedrooms and 2.5 bathrooms, making it perfect for families or investors alike. The main level boasts a bright and functional layout, complete with a cozy fireplace, ideal for relaxing evenings and new vinyl plank flooring throughout. The kitchen has been refreshed with a brand new stove, and the entire home has been freshly painted. Upstairs you'll find three spacious bedrooms with new carpet, while the fully finished basement offers an additional bedroom. Step outside to your massive backyard! Plenty room to enjoy, plus future potential to build a garage. Additional UPGRADES include new shingles, siding, eavestrough and gutters. Located in a family-friendly neighbourhood close to schools, parking, shopping and transit this home is a fantastic opportunity you don't want to miss!