



GRASSROOTS
REALTY GROUP

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56 Covemeadow Manor NE
Calgary, Alberta

MLS # A2211095



\$389,900

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, See Remarks, Views		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 357

LLD: -

Zoning: DC

Utilities: -

Inclusions: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

This incredible 2-storey south facing townhome is located nearby a variety of community amenities including retail and schools. On the main floor is a bright kitchen, large living area and connected dining room, and a 2 pc bath, all leading to a patio that backs onto a large green space. The open concept layout of the entire home adds for increased functionality and allows for natural light from the many large windows to flood through. This 2 bedroom 2.5 bath boasts a large master with a walk-in closet and built in organizing shelves. Combat cold Calgary winters with the 185 sq ft attached garage and utilize the driveway for extra parking space. The unfinished basement is over 400 sq ft and perfectly usable space that can be converted into whatever fits your lifestyle needs best! This cozy home is on a quiet low traffic cul-de-sac yet is able to easily access Deerfoot Trail and quickly connect you to wherever you need to be. Part of a great condo complex with beautifully maintained outdoor space, shared benches, and basketball hoop and walking distance to pathways and several playgrounds.