



THE
A-TEAM

**RE/MAX
FIRST**

46 COVINGTON Rise, Calgary T3K 4A8

MLS® #: **A2116173**

Area: **Coventry Hills**

Listing Date: **03/19/24**

List Price: **\$633,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**

Lot Information

Lot Sz Ar: **3,143 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,215**
Low Sqft:
Ttl Sqft: **1,215**

DOM

61

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	16`4" x 10`5"	Bedroom	Second	9`2" x 9`2"
Bedroom	Second	9`10" x 9`2"	Kitchen With Eating Area	Main	19`4" x 9`6"
Living Room	Main	12`9" x 12`1"	Family Room	Lower	12`9" x 12`1"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-2**
 Legal Desc: **9012460**

Remarks

Pub Rmks: **Come home to Coventry, a community offering much to a young family. All the amenities are here including shopping, schools, playgrounds, restaurants and a leisure centre. You would have fantastic access to highways including Highway 2which takes you to CrossIron Mills Mall and Airdrie. There's also great access to Deerfoot and Stony Trails.**

Inclusions: **none**
 Property Listed By: **Diamond Realty & Associates LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123