



THE
A-TEAM

**RE/MAX
FIRST**

286 COVEPARK Way, Calgary T3K5T6

MLS® #: **A2123950**

Area: **Coventry Hills**

Listing Date: **04/19/24**

List Price: **\$564,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **4,736 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **950**
Low Sqft:
Ttl Sqft: **950**

DOM

30

Layout

Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Open Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Range Hood,Refrigerator,Wall/Window Air Conditioner**
Int Feat: **High Ceilings,Laminate Counters,No Smoking Home,Open Floorplan,Storage,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`2" x 8`1"
Dining Room	Main	11`0" x 8`4"
Living Room	Main	15`10" x 14`6"
4pc Bathroom	Basement	6`11" x 7`8"
Dining Room	Basement	7`5" x 10`0"
Laundry	Basement	6`11" x 11`1"
Furnace/Utility Room	Basement	2`0" x 7`7"

Room	Level	Dimensions
Bedroom	Main	9`8" x 9`2"
Kitchen	Main	11`0" x 10`9"
Bedroom - Primary	Main	11`7" x 13`2"
Bedroom	Basement	10`9" x 13`3"
Kitchen	Basement	5`3" x 10`0"
Game Room	Basement	16`7" x 21`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0310139

Remarks

Pub Rmks:

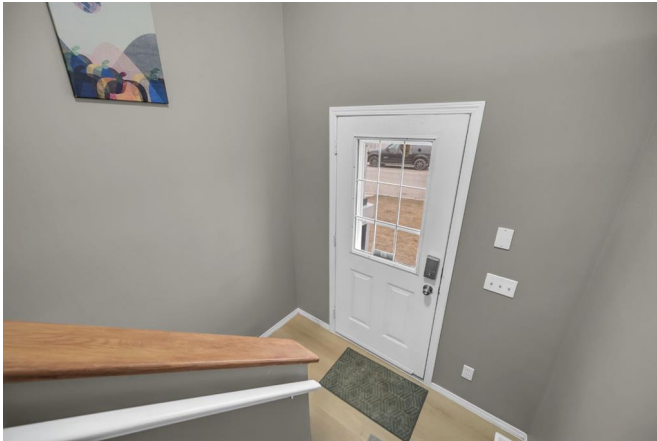
Welcome to this well maintained 3-BEDROOM, 2-BATHROOM Bi-Level home with ILLEGAL BASEMENT SUITE boasting over 1800 SQFT of living space, ideally situated on a GENEROUS 4736 SQFT CORNER LOT. Located in the sought-after community of Coventry Hills, this property offers an exceptional opportunity for both comfortable living and investment potential. Strategically positioned within minutes from schools, parks, a community garden, bus stops, shopping plazas, VIVO Recreation Centre, Stoney Trail, and more, this residence presents convenience and accessibility at its finest. Step into a bright and airy open-concept living space with VAULTED CEILINGS and ample natural light streaming through large windows. Recent upgrades including Luxury Vinyl Plank (LVP) flooring, a modern basement kitchen, fresh paint, and more. The main level seamlessly integrates a spacious living room, a well-appointed kitchen featuring new vinyl plank flooring, abundant cabinetry, and a sizable pantry, ideal for storage enthusiasts. Adjacent, the dining area with expansive windows and a patio door creates a perfect setting for entertaining guests or relaxing weekends. The main level also encompasses two generously sized bedrooms with large windows and a 4-piece bathroom, offering comfort and convenience. Head down to the basement to discover a sizable recreational/living space with well-sized windows, complemented by a full kitchen, an additional spacious bedroom, 4-piece bath, and a shared laundry space. This setup presents an excellent opportunity for rental income or multi-generational living arrangements. Don't miss out on the chance to own this remarkable move-in-ready property with exceptional income-generating potential. Schedule your private showing today and explore the endless possibilities this corner unit home has to offer!

Inclusions:
Property Listed By:

**Basement Refrigerator, Basement Electric Range, Basement Hood Fan
eXp Realty**

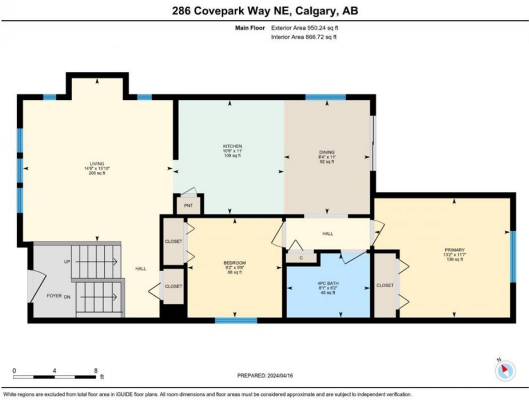
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











286 Covepark Way NE, Calgary, AB

Basement (Below Grade) Exterior Area 850.35 sq ft
Interior Area 791.58 sq ft



0 4 8 ft

PREPARED: 2024/04/16

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.