



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**239 COVINGTON Road, Calgary T3K 4G1**

MLS® #: **A2144231**      Area: **Coventry Hills**      Listing Date: **06/24/24**      List Price: **\$595,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **3,250 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,157**  
 Low Sqft:  
 Ttl Sqft: **1,157**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`10" x 10`8"	Bedroom	Upper	8`11" x 8`10"
Bedroom	Upper	9`8" x 9`0"	4pc Bathroom	Upper	8`1" x 5`7"
2pc Bathroom	Main	5`1" x 4`11"	3pc Bathroom	Lower	8`8" x 5`8"

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-1N**

Legal Desc: 9412113

Remarks

Pub Rmks: **Beautiful 2 storey home located on a quiet street in the popular community of Coventry Hills. Main floor has an open concept while still having a distinct living room and kitchen/dining area. A two-piece bathroom is conveniently located on main floor. A deck off of the kitchen is a perfect place to host your summer barbecues. The upstairs has a south-facing master, two more bedrooms and our-piece bathroom. The basement is fully finished with a family room and full bathroom. The oversized double detached garage has fully wired workshop with plenty of storage cabinets. The backyard with a deck that's covered with vines has plenty of yard space left for the family. Only minutes to schools, transit (to the express bus to downtown), playground, groceries, restaurants, public library, VIVO Leisure Centre and major thoroughfares - Stoney Trail and Deerfoot Trail.**

Inclusions: **N/A**  
Property Listed By: **Homecare Realty Ltd.**

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





