

**167 COVINGTON Close, Calgary T3K 4L9**

MLS®#: **A2156868** Area: **Coventry Hills** Listing **08/13/24** List Price: **\$525,000**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1996**  
Lot Information  
 Lot Sz Ar: **4,617 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,139**  
 Low Sqft:  
 Ttl Sqft: **1,139**

DOM

**36**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind,Landscaped,Street Lighting,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 11`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`6" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`6" x 10`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 9`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 9`3"</b>
<b>Family Room</b>	<b>Lower</b>	<b>15`0" x 14`5"</b>	<b>Game Room</b>	<b>Lower</b>	<b>22`0" x 12`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`1" x 9`5"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9412113**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**This delightful family walkout bilevel features an open main floor plan with large family room, central kitchen and large dining area plus 3 bedrooms including a spacious master with 3 pc ensuite. A fully finished lower level offers a large living room and recreation area with 4th bedroom, another fully bath and laundry. A walkout basement provides access to the lower level from outside, there are 2 good sized decks and a good sized double attached garage. This terrific property is situated on a quiet street and backs east to the Nose Creek Valley. Property needs some modest TLC, is perfect for a handyman and represents an exceptional opportunity for anyone wanting to build equity quickly. This is a Judicial Sale ordered by the Court of King's Bench of Alberta. Talk to your favorite agent about buying through the Judicial process**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

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







