

59 COVINGTON Close, Calgary T3K 4M2

Coventry Hills A2157568 Listing 08/15/24 List Price: **\$599,000** MLS®#: Area:

Status: Active County: Calgary Change: -\$900, 07-Sep Association: Fort McMurray

Date:

Access: Lot Feat:

Park Feat:

General Information

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Year Built: 1996 Lot Information

Lot Sz Ar: Lot Shape:

Landscaped

Finished Floor Area

Abv Saft: Low Sqft:

Ttl Sqft: 1,284

3,609 sqft

<u>Parking</u>

1,284

4 Ttl Park:

3 (3)

2.5 (2 1)

2 Storey

Garage Sz:

DOM

Layout

Beds:

Baths:

Style:

35

Utilities and Features

Off Street, RV Access/Parking

Roof: **Asphalt Shingle** Construction: Heating: Forced Air, Natural Gas **Vinyl Siding**

Sewer: Ext Feat:

Private Yard

Flooring:

Carpet, Laminate, Linoleum

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer

Int Feat: Open Floorplan

Utilities:

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 12`6" x 11`1" **Dining Room** Main 9'4" x 8'6" 5`4" x 4`11" Kitchen Main 12`7" x 8`8" 2pc Bathroom Main **Bedroom - Primary** Upper 12`8" x 11`0" Laundry Upper 6'9" x 6'3" 10`10" x 8`10" 10`10" x 8`10" Bedroom Upper **Bedroom** Upper 4pc Bathroom Upper 7`6" x 7`4" 3pc Bathroom 9`8" x 4`6" Lower 7`4" x 6`5" Laundry Lower **Family Room** Lower 17`5" x 10`8" **Kitchen With Eating Area** Lower 10`6" x 6`9"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-G Legal Desc: 9412113 Remarks Pub Rmks: Welcome to this inviting 3-bedroom home in Coventry Hills featuring a walkout basement with separate entrance and a sunny southwest-facing backyard, perfect as a starter home or an investment property. The main floor offers an open-concept layout, seamlessly blending the living room, kitchen, and dining area. Upstairs, you'll find brand-new carpeting throughout, along with three generously sized bedrooms. The master bedroom has a walk-in closet equipped with a laundry set for added convenience. The fully developed walk-out basement provides excellent separate rental suite potential for additional income (current the suite status is illegal, but with few improvements and upon passing city's inspection to be legalized) or just for extended family living. It features a functional kitchen/bar area, newly renovated full bath, a second laundry set, and a versatile flex space that could be used as a bedroom, office, media room, or playroom. Basement also equipped with separate Wi-Fi baseboard heater, dual zone heating fully controlled by phone APP for maximum living comfort. Step outside to enjoy the southwestfacing backyard, ideal for outdoor living. The deck off the kitchen, complete with a pergola, is perfect for summer BBQs and gathering. Located on a quiet street, this home offers quick access to major roads and is within walking distance of several schools. Don't miss out on this fantastic opportunity! Basement Fridge, Basement Microwave Hood Fan, Basement Washer & Dryer Inclusions:

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

Property Listed By:

TREC The Real Estate Company