



THE
A-TEAM

**RE/MAX
FIRST**

219 COVEMEADOW Crescent, Calgary T3K 6B2

MLS®#: **A2160052** Area: **Coventry Hills** Listing Date: **08/22/24** List Price: **\$529,900**
Status: **Pending** County: **Calgary** Change: **-\$10k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **2,744 sqft**
Lot Shape:
Access:
Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

DOM

27
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey,Side by Side**
Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**
Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Washer/Dryer**
Int Feat: **Kitchen Island,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`7" x 5`1"	Kitchen	Main	13`0" x 10`0"
Dining Room	Main	12`5" x 7`3"	Living Room	Main	15`5" x 13`3"
Mud Room	Main	5`4" x 5`0"	Bedroom - Primary	Second	13`4" x 11`11"
Bedroom	Second	12`9" x 9`5"	Bedroom	Second	10`10" x 9`3"
2pc Bathroom	Main	5`4" x 5`1"	4pc Bathroom	Second	7`9" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0411332**

Zoning:
R-2

Remarks

Pub Rmks: **This charming, freshly painted single-family home with NO CONDO FEES offers 3 spacious bedrooms and an oversized double detached garage, built in 2017. The main floor features new trim and brand new full-height, soft-close cabinets, complemented by a soon-to-be-installed subway tile backsplash and quartz countertops, along with a new under-mounted sink in the kitchen. The common bath has been updated with a new vanity and sink. The home's roof was recently replaced in 2024. Inside, you'll find a bright kitchen with a raised breakfast bar island and a corner pantry that opens to a generous dining area. The inviting living room boasts a cozy gas fireplace and seamlessly connects to a mudroom and powder room. Upstairs, the primary bedroom includes a large walk-in closet and offers stunning downtown skyline views, with two additional bedrooms and a 4-piece main bath. Basement features a sizeable laundry room, ample storage, and potential for future development. Enjoy outdoor living in the fully fenced, private backyard with a beautiful stone patio space. This non-smoking, pet-free home is just steps from the park and close to all amenities, making it a true gem!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







