



THE A-TEAM

RE/MAX FIRST

91 COVEPARK Rise, Calgary T3K 6G2

MLS#: A2162291 Area: Coventry Hills Listing Date: 09/05/24 List Price: \$600,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Lot Information
Lot Sz Ar: 4,424 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,202
Low Sqft:
Ttl Sqft: 1,202

DOM
14
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Underground Sprinklers, Private
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Int Feat: No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Kitchen, Bedroom - Primary, Bedroom, Game Room, Living Room, 2pc Bathroom, Bedroom, 4pc Bathroom, 4pc Bathroom.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0510461**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **One of the best locations in all of Coventry Hills for its walkability to 6 schools as well as to shopping/recreation amenities. This home on a corner lot with 1 neighbor is very clean & well maintained. The main floor living room features a gas fireplace for those cold winter months and upstairs there are 3 very sunny and bright bedrooms and a full bathroom. The open concept kitchen is well designed, it has an island and ample counter/cabinet space, and there is a new LG refrigerator (2020). The basement, which includes a 3-piece bathroom, was professionally renovated (October 2021) by Basement Builders and has a 5-year warranty and just may be your favorite place to hang out. There are new smoke and CO detectors (July 2024) on the main and upper floor. The furnace and ducts were serviced and cleaned (Aug 2024) and there is a new hot water tank (July 2022). The spacious backyard has an 8-head sprinkler system and could allow for RV access/parking with some modifications. The double garage and paved alley will also be appreciated by car enthusiasts or those who just don't like a dusty/gravel alley. New shingles (2023), new fence on the right side (July 2018).**

Inclusions:  
Property Listed By: **None**  
**RE/MAX Real Estate (Mountain View)**

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













