



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**158 COVILLE Circle, Calgary T3K 5L5**

MLS®#: **A2163467**

Area: **Coventry Hills**

Listing Date: **09/06/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,531 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**12**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 8`4"	Living Room	Main	14`6" x 11`11"
Kitchen	Main	12`1" x 10`0"	Dining Room	Main	12`6" x 9`0"
Pantry	Main	3`9" x 3`9"	Balcony	Main	15`9" x 10`4"
2pc Bathroom	Main	5`6" x 8`0"	4pc Bathroom	Upper	8`1" x 5`0"
Bedroom	Upper	9`9" x 10`11"	Bedroom	Upper	9`3" x 9`5"
Bedroom - Primary	Upper	14`5" x 11`9"	Walk-In Closet	Upper	5`10" x 8`0"
4pc Ensuite bath	Upper	4`11" x 8`0"	Storage	Basement	54`1" x 8`0"

**Family Room**  
**Mud Room**

**Basement**  
**Main**

**20`6" x 12`7"**  
**5`10" x 8`3"**

**Bedroom**

**Basement**

**11`0" x 9`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0110919**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to this very well kept 2 story single family home in convenient Coventry Hills. It features large back yard, high ceiling foyer, and fully finished basement. Upper floor with 3 good size bedrooms, master bedroom with open view, and full ensuite. Main floor with LVP flooring, large living room, spacious kitchen and dining area, and large deck. Fully finished basement with large recreation room, and extra bedroom. It has double front attached garage, fully fenced yard, and landscaped. It closes to school, playground, shopping, public transit, and easy access to major roads. \*\* 158 Coville Circle NE \*\***

Inclusions:  
Property Listed By: **N/A**  
**Century 21 Bravo Realty**

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





















