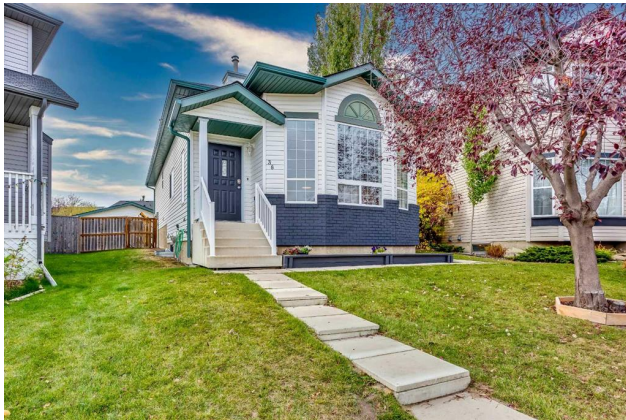


**38 COVILLE Square, Calgary T3K 5E4**

MLS®#: **A2172596** Area: **Coventry Hills** Listing **10/15/24** List Price: **\$585,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1999** Abv Sqft: **1,055**  
 Lot Sz Ar: **5,145 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **1,055**

DOM

**36**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),High Ceilings,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`10"</b>	<b>Living Room</b>	<b>Basement</b>	<b>20`3" x 18`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 8`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 8`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 11`3"</b>
<b>3pc Bathroom</b>	<b>Basement</b>		<b>4pc Bathroom</b>	<b>Main</b>	
<b>2pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**9910366**

Remarks

Pub Rmks: **Welcome to this bright and inviting home in the wonderful community of Coventry Hills! Nestled on a quiet street close to schools, parks, shopping, and green spaces, this home offers both comfort and convenience. Upon entering, you'll be greeted by large windows that fill the open-concept living and dining area with an abundance of natural light - perfect for family gatherings or entertaining guests. The kitchen flows seamlessly, making it easy to stay connected while preparing meals. Upstairs, you'll find a spacious primary bedroom with a 2-piece ensuite, along with two additional bedrooms and a 4-piece bathroom. The kids' rooms have been stylishly updated with feature walls, adding a fun and contemporary touch. The home boasts new lighting on the upper level, creating a fresh and welcoming atmosphere. Downstairs, the recently developed basement is a true standout! It now includes a 3-piece bathroom, a bonus office space, and a designated gym area with gym flooring - perfect for a home office, workouts, or extra family space. Outside, the large southwest-facing pie-shaped backyard is an outdoor oasis, complete with a new shed and a double detached garage. The exterior has been recently upgraded with new shingles, eaves (2024), and fresh siding on the right side of the house and garage, ensuring years of worry-free living. With its thoughtful upgrades and renovations, this home is ready to grow with your family. Don't miss out on this amazing opportunity - book your viewing today!**

Inclusions: **Shed, Gym Flooring**  
Property Listed By: **Real Broker**

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









