



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 COVEWOOD Circle, Calgary T3K 5P7**

MLS®#: **A2176639**

Area: **Coventry Hills**

Listing Date: **11/01/24**

List Price: **\$549,888**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **3,330 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Off Street,Parking Pad**

DOM

**20**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Kitchen Island,No Smoking Home**  
Utilities:

Room Information

| Room                     | Level        | Dimensions            |
|--------------------------|--------------|-----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>5`0" x 4`6"</b>    |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`11" x 15`2"</b>  |
| <b>3pc Ensuite bath</b>  | <b>Upper</b> | <b>4`11" x 8`9"</b>   |
| <b>Bedroom</b>           | <b>Upper</b> | <b>9`11" x 9`11"</b>  |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>13`8" x 12`11"</b> |
| <b>Game Room</b>         | <b>Lower</b> | <b>17`9" x 25`8"</b>  |

| Room                | Level        | Dimensions            |
|---------------------|--------------|-----------------------|
| <b>Dining Room</b>  | <b>Main</b>  | <b>10`0" x 13`4"</b>  |
| <b>Living Room</b>  | <b>Main</b>  | <b>15`11" x 15`9"</b> |
| <b>4pc Bathroom</b> | <b>Upper</b> | <b>4`11" x 7`11"</b>  |
| <b>Bedroom</b>      | <b>Upper</b> | <b>9`11" x 9`11"</b>  |
| <b>4pc Bathroom</b> | <b>Lower</b> | <b>7`9" x 4`11"</b>   |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0112608**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to this stunning two-storey home nestled in the heart of Coventry Hills! Situated on a tranquil circle in the highly sought-after community, this beautifully maintained family residence offers 3 bedrooms and 3.5 baths with over 2,000 sq ft of developed living space. As you enter through the front door, the main floor foyer welcomes you into a spacious living room featuring a cozy gas fireplace, a convenient powder room, and a kitchen equipped with maple cabinets, stainless steel kitchen appliances (installed between 2023 and 2024), an island, pantry, and breakfast bar. The dining area boasts triple windows that open to the backyard. Upstairs, discover three well-proportioned bedrooms including a master bedroom complete with a 3-piece ensuite and a walk-in closet, alongside two additional spacious bedrooms and a 4-piece kids bathroom. The professionally finished basement offers a sizable family room featuring a home cinema, dry bar, and an additional 4-piece bath with a soaker tub, plus a laundry room and ample storage space. Outside, the fenced backyard features a spacious two-tiered deck, ideal for entertaining guests. Ample parking space for two cars is available, with excellent potential to build a double garage in the future. The hail damaged items were repaired including roof and siding (Partial) and the warranty will be transferred to the next owners. Ideally located near schools, libraries, Vivo Rec Centre, various shopping destinations, parks, pathways, and more, this home provides easy access to a host of amenities, making it a perfect choice for families looking to settle in a vibrant community. Don't miss out on the opportunity to make this fabulous Coventry Hills residence your new home—schedule your showing today!**

Inclusions:  
Property Listed By:

**NA**  
**CIR Realty**

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







18 Covewood Cir NE, Calgary, AB

Main Floor Exterior Area 732.00 sq ft  
Interior Area 870.03 sq ft



0 3 6 ft PREPARED: 20240117  
While regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

18 Covewood Cir NE, Calgary, AB

2nd Floor Exterior Area 717.07 sq ft  
Interior Area 847.70 sq ft  
Excluded Area 4.44 sq ft



0 3 6 ft PREPARED: 20240117  
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Basement (Below Grade) Exterior Area 727.37 sq ft  
Interior Area 650.72 sq ft



0 3 6 ft PREPARED: 20240117  
While regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

