



THE
A-TEAM

**RE/MAX
FIRST**

39 COVEMEADOW Manor, Calgary T3K 6G5

MLS®#: **A2177965** Area: **Coventry Hills** Listing **11/13/24** List Price: **\$400,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **151 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,228**
 Low Sqft:
 Ttl Sqft: **1,228**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Views**

Park Feat:

Driveway,Garage Door Opener,Insulated,See Remarks,Single Garage Attached

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	17`2" x 12`11"	Walk-In Closet	Second	4`11" x 4`11"
Bedroom	Second	13`5" x 12`10"	4pc Bathroom	Second	7`10" x 4`11"
Kitchen	Main	8`8" x 8`7"	Living Room	Main	17`2" x 11`5"
Dining Room	Main	8`7" x 6`9"	2pc Bathroom	Main	5`0" x 4`6"
Kitchenette	Basement	5`1" x 3`3"	Family Room	Basement	16`8" x 11`4"
3pc Bathroom	Basement	8`2" x 5`1"	Laundry	Basement	

Furnace/Utility Room
Balcony

Basement
Main

11' 4" x 6' 9"
11' 6" x 3' 8"

4pc Ensuite bath

Second

7' 9" x 7' 10"

Legal/Tax/Financial

Condo Fee:
\$355

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0513050**

Remarks

Pub Rmks: **HOME SWEET HOME! Welcome to this terrific, fully developed, WALKOUT TOWNHOUSE backing on to a greenspace in a prime location in the family friendly, coveted community of Coventry Hills! Enjoy modern, maintenance free living with 2 bedrooms, 3.5 bathrooms and 1,781+ SQFT of open concept living space throughout. Heading inside you will love the open floor plan with a sun-drenched living room complimented by a cozy, rustic gas fireplace with access to the large balcony, a formal dining area, 2 piece vanity bathroom and the stylish kitchen with tons of cabinet space, full appliances and a peninsula island with a convenient breakfast bar that's perfect for entertaining. Upstairs you will find your stunning primary bedroom with a walk-in closet and a wonderful 4 piece ensuite bathroom, another generous sized bedroom and a 4 piece bathroom. The fully finished, WALKOUT basement features a spacious recreation room/family room, a wet bar, 3 piece bathroom, laundry room and utility room with tons of storage space. Outside, you have an attached garage with an additional front drive parking spot, a spacious concrete patio and lots of greenspace to enjoy that's perfect for pet owners (pet friendly with board approval). This amazing location is close to 3 schools, shopping, dining, parks/greenspace, public transportation and major roadways. This is a perfect opportunity for first-time home buyers and investors alike. Don't miss out on this GEM, book your private viewing today!**

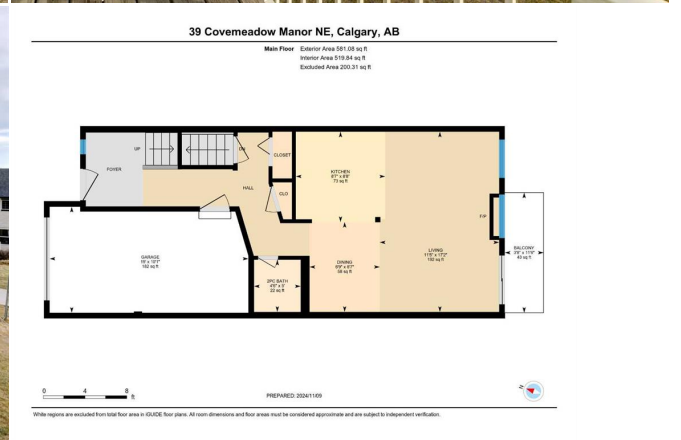
Inclusions: **none**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









39 Covemeadow Manor NE, Calgary, AB

2nd Floor Exterior Area 647.37 sq ft
Interior Area 109.23 sq ft
Excluded Area 7.70 sq ft

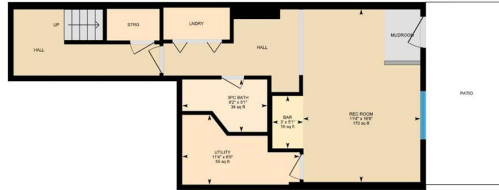


0 2 4 6 ft PREPARED: 20241109

White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

39 Covemeadow Manor NE, Calgary, AB

Basement (Below Grade) Exterior Area 553.41 sq ft
Interior Area 491.43 sq ft



0 2 4 6 ft PREPARED: 20241109

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