



THE
A-TEAM

**RE/MAX
FIRST**

55 COVINGTON Rise, Calgary T3K 4A9

MLS®#: **A2179290**

Area: **Coventry Hills**

Listing Date: **11/15/24**

List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 03-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**

Lot Information

Lot Sz Ar: **4,058 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,377**

Low Sqft:

Ttl Sqft: **1,377**

DOM

18

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Garden,Landscaped,Level**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Skylight(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	19`10" x 16`4"
Living Room	Main	12`0" x 16`9"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`11" x 8`10"
Bedroom	Lower	10`9" x 14`2"
3pc Bathroom	Lower	

Room	Level	Dimensions
Kitchen	Main	12`6" x 17`11"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`3" x 9`4"
Bedroom - Primary	Upper	12`7" x 11`9"
Game Room	Lower	16`9" x 12`2"
Furnace/Utility Room	Lower	5`9" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9012460

Zoning:
R-G

Remarks

Pub Rmks: **Discover this stunning 2-storey home nestled in the highly sought-after Coventry Hills! Situated on a peaceful street near parks and playgrounds and the Nose Creek Park pathways, this home offers the perfect blend of comfort and convenience. Step inside to a tiled foyer leading to a spacious dining room with a charming bay window and an open den. The bright kitchen features stainless steel appliances, a stylish backsplash, and an island. The adjacent great room is a cozy retreat, featuring a well positioned skylight and a corner gas fireplace. Upstairs, the primary bedroom offers a walk-in closet, complemented by two generously sized kids' rooms and a 4-piece bathroom. The finished basement includes a large additional bedroom and a versatile recreation room. Outside, the fully fenced, south-facing backyard is a true oasis, with a large brick patio, storage shed, and raised garden beds. The property also offers two rear parking stalls, with space to build a garage if desired. This is your chance to call it yours!**

Inclusions: **Fridge in Basement, Ring Alarm & Doorbell, Deep Freeze, Kitchen Island**
Property Listed By: **Real Broker**

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

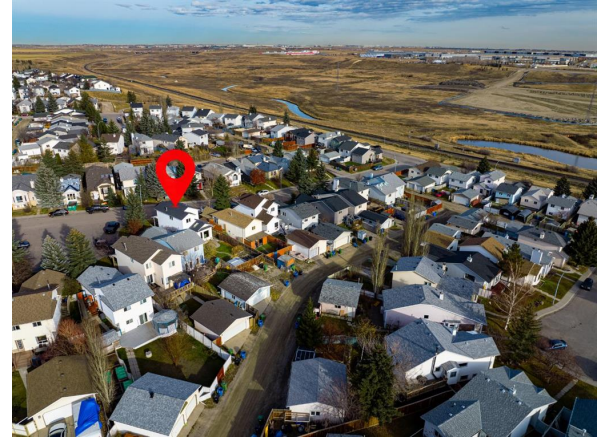
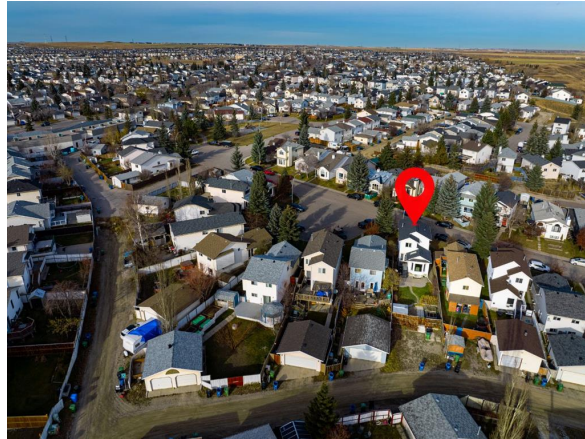
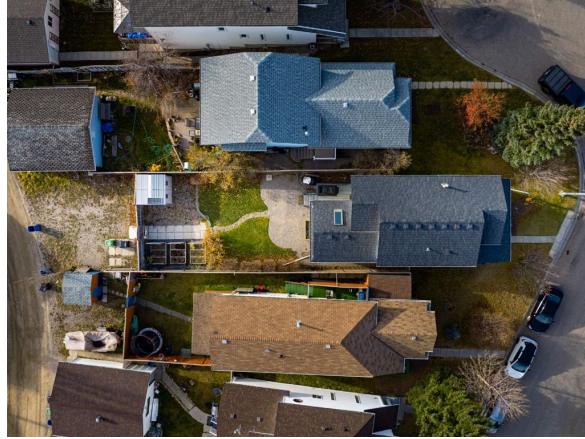
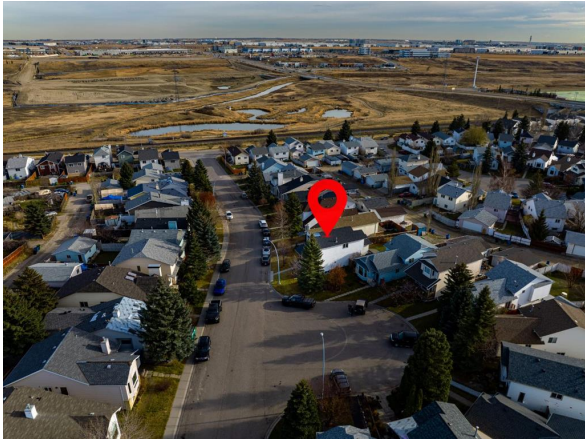




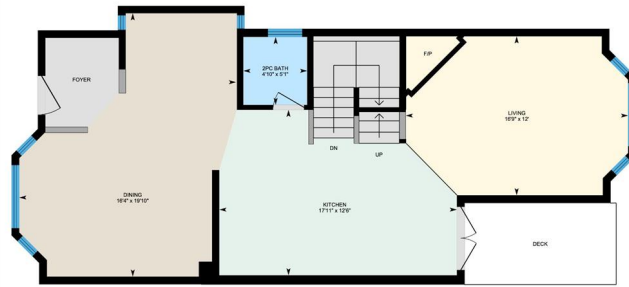




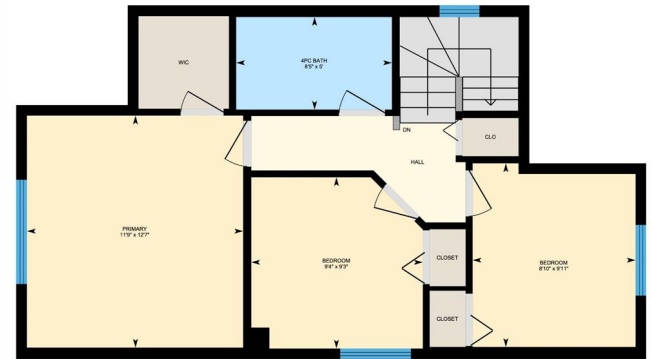




Main Floor Exterior Area 810.43 sq ft



2nd Floor Exterior Area 566.84 sq ft



Basement (Below Grade) Exterior Area 687.51 sq ft

