



THE
A-TEAM

**RE/MAX
FIRST**

30 COVEWOOD Place, Calgary T3K 4V8

MLS®#: **A2181392**

Area: **Coventry Hills**

Listing Date: **12/03/24**

List Price: **\$579,990**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1998**

Lot Information

Lot Sz Ar: **3,605 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,278**
Low Sqft:
Ttl Sqft: **1,278**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Dog Run,Garden**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 13`1"	Dining Room	Main	10`5" x 16`9"
Kitchen	Main	7`7" x 14`9"	2pc Bathroom	Main	5`4" x 5`1"
Bedroom - Primary	Second	11`11" x 12`11"	4pc Ensuite bath	Second	5`8" x 7`11"
Bedroom	Second	8`11" x 8`10"	Bedroom	Second	10`8" x 9`5"
4pc Bathroom	Second	7`2" x 4`11"	Game Room	Basement	17`0" x 31`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9712426

Remarks

Pub Rmks: **Quaint two-storey home located on a quiet cul-de-sac. Nestled in the heart of Coventry, this home is steps away from Coventry Hills K-5 and St. Clare Schools, minutes away from groceries, Vivo Centre, new high school and all other amenities. Well appointed, the main level features hardwood floors, granite countertops in the kitchen, and a gas fireplace in the living area. The kitchen comes with ample cupboard space and pantry for all your storage needs. Additionally, the kitchen island hosts a breakfast bar, with plenty of room remaining for a more formal dining area behind. For convenience, the main level is completed with a powder/laundry room. Upstairs, you will find 2 sizable bedrooms which share a jack & jill 4-piece bathroom. The primary includes a walk-in closet and its own 4-piece bathroom for additional privacy. Downstairs is fully developed and a great place to cozy up for movie night or have a kid's playroom. The well landscaped SOUTH-facing backyard enjoys a deck with gas hookup for your BBQ, a large patio for hosting your friends and family, and garden boxes for the gardener in the home. Steps away from the house is the newly built (2018) detached 2 car garage. Roof was replaced in 2021, hot water tank in and carpets on upper level in 2023, furnace refurbished in 2018.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









