



THE A-TEAM

RE/MAX FIRST

274 COVEWOOD Park, Calgary T3K 4V7

MLS®#: A2182338 Area: Coventry Hills Listing Date: 12/10/24 List Price: \$559,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Sub Type: Detached City/Town: Calgary Year Built: 1998 Lot Sz Ar: 3,143 sqft Lot Shape:
Finished Floor Area Abv Sqft: 1,304 Low Sqft: Ttl Sqft: 1,304

DOM

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

Parking

Ttl Park: 2 Garage Sz: 2

Access: Lot Feat: Park Feat: Back Lane, Landscaped Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Ext Feat: None Construction: Vinyl Siding Flooring: Linoleum, Tile, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings Int Feat: Laminite Counters, Quartz Counters Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, 4pc Bathroom, Bedroom, and Bedroom - Primary.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

9712426

Remarks

Pub Rmks: **THIS FRESHLY PAINTED, beautiful 3-bedroom, 2.5-bathroom home is located in the friendly and convenient neighborhood of Coventry Hills. Just a short drive from Calgary International Airport, it offers a perfect blend of comfort and accessibility. Upon entering, you'll immediately notice the bright and open layout. The main level is adorned with modern white tile floors, creating a spacious feel throughout. The large living room is bathed in natural light from a big window, giving the space a warm and welcoming atmosphere. The heart of the home is the kitchen, featuring brand new laminate countertops, refinished gel-stained cabinets, and newer appliances, including a refrigerator, dishwasher, and a hood fan over the electric stove. A central island provides additional counter space, while the adjacent dining area, with its large window, overlooks the backyard and brings in more light. Step outside to a spacious deck—perfect for summer barbecues and outdoor entertaining. The backyard also offers easy access to the insulated double garage, ensuring year-round usability. Upstairs, you'll find three well-sized bedrooms, each with its unique style. The first bedroom features dark brown vinyl flooring, while the second boasts stylish grey vinyl flooring. A roomy 4-piece bathroom is conveniently located upstairs, providing ample cabinet space for storage. The primary bedroom is generously sized and filled with natural light from a large window. It includes a 4-piece ensuite with laminate countertops and additional storage. The partially finished basement is full of potential. With tile flooring and some cabinetry already in place, it's ready for you to customize into a cozy entertainment space, a home office, or extra storage—whatever suits your needs. Located minutes from Deerfoot Trail, commuting to downtown Calgary is a breeze. The community offers plenty of amenities, including shops, restaurants, the Cardel Centre, libraries, and public transit. Plus, with the Calgary International Airport nearby, travel is a simple and stress-free experience. Don't miss the chance to own this charming home in a lively, well-connected community. Schedule a visit today!**

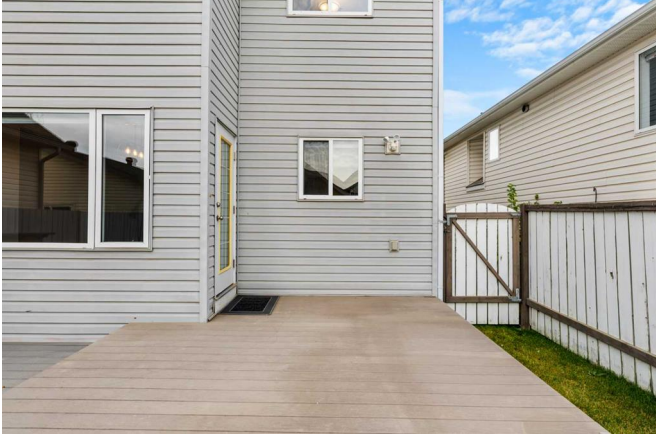
Inclusions: **Umbrella in Backpack, Extra Basement Tile**
Property Listed By: **eXp Realty**

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







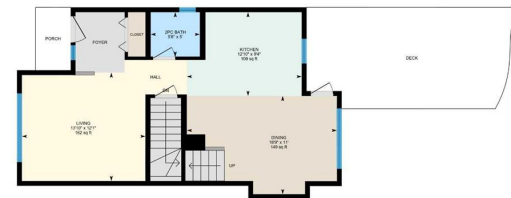






274 Covewood Park NE, Calgary, AB

Main Floor: Exterior Area 657.24 sq ft
Interior Area 594.23 sq ft



0 4 8

PREPARED: 2024/1/09



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

274 Coveood Park NE, Calgary, AB

1st Floor Exterior Area 647.26 sq ft
Interior Area 593.03 sq ft



PREPARED: 2024/1/09



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