



THE
A-TEAM

**RE/MAX
FIRST**

133 COVEPARK Crescent, Calgary T3K 5X7

MLS®#: **A2194958** Area: **Coventry Hills** Listing Date: **02/14/25** List Price: **\$540,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **3,100 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,226**
 Low Sqft:
 Ttl Sqft: **1,226**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|---------------|--------------------------|-------|---------------|
| Living Room | Main | 59`4" x 39`1" | Kitchen With Eating Area | Main | 43`6" x 39`1" |
| Bedroom - Primary | Upper | 39`1" x 39`1" | Bedroom | Upper | 31`2" x 30`1" |
| Bedroom | Upper | 36`8" x 30`4" | 2pc Bathroom | Main | 17`3" x 16`5" |
| 4pc Bathroom | Second | 26`0" x 16`2" | | | |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0311579

R-G

Remarks

Pub Rmks:

Charming starter home in the desirable community of Coventry Hills! This inviting property greets you with an open-to-below foyer, leading into a bright, south-facing living room complete with a cozy gas fireplace—perfect for relaxing with family or entertaining guests. The spacious kitchen features ample counter space, a dining area and large windows that bring in plenty of natural light. The main floor is finished with an updated 2-piece bath that showcases elegant quartz countertops and beautifully tiled details. Upstairs, you'll find a generously sized master bedroom, along with a main bath and two additional bedrooms—ideal for a growing family or home office setup. The home has been tastefully updated with neutral paint, modern fixtures, and durable vinyl plank flooring on the main floor. The unfinished basement offers endless possibilities for customization, whether you're envisioning a home theater, gym, or extra living space. The large backyard is perfect for pets to roam or for planning a future garage, offering both flexibility and outdoor enjoyment. This property is located in the vibrant community of Coventry Hills, known for its family-friendly atmosphere, excellent schools, parks, and convenient amenities. You'll be just minutes away from shopping centers, restaurants, fitness facilities, and easy access to major roadways like Deerfoot Trail and Stoney Trail, making commutes and errands a breeze. With everything this home and community have to offer, it's a fantastic opportunity for first-time buyers or those looking to settle in a welcoming neighborhood. Call today to book your showing and make this house your home!

Inclusions:

NA

Property Listed By:

Real Broker

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









