



THE
A-TEAM

**RE/MAX
FIRST**

327 COVERDALE Court, Calgary T3K 4J8

MLS®#: **A2196559** Area: **Coventry Hills** Listing Date: **02/22/25** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **3,466 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **992**
 Low Sqft:
 Ttl Sqft: **992**

DOM

1
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
 Legal Desc: **9311452**

Zoning: **R-G**

Remarks

Pub Rmks: **Discover comfortable living at 327 Coverdale Court NE, a Bi-level detached home in the sought-after Coventry Hills community. Boasting over 1,800 sq.ft. of**

thoughtfully developed living space, this property features four spacious bedrooms and two updated full bathrooms, a rear double attached garage with a versatile basement that presents an excellent opportunity for rental income. The main level has been freshly painted, creating a bright and welcoming atmosphere enhanced by abundant natural light flows seamlessly from the living room vaulted ceiling to the formal dining area. A south-facing backyard provides a sunlit retreat, perfect for relaxation or entertaining. Flooded with natural light from its large windows, the basement offers a warm, inviting ambiance while featuring a contemporary wet bar, making it an excellent area for entertaining, and its flexible layout lends itself to cash flow rental income potential, the additional electric range and refrigerator in basement can also be included in the sale. The inclusion of a spacious bathroom and a full bath further adds to its appeal, providing convenience and additional living space. Coventry Hills is a family-friendly, well established community known for its tranquil environment, well-maintained parks, and quality educational institutions. It provides residents with a balanced lifestyle, combining suburban comfort with urban convenience, thanks to its proximity to major transit routes and quick access to Calgary International Airport. Local amenities including parks, golf, shopping and dining options, contribute to a dynamic and inviting neighborhood atmosphere. Don't miss out on the opportunity to call this home yours!

Inclusions:
Property Listed By:

The second stove and refrigerator in the basement can be included, the stove has one cracked glass top but works in good condition.
RE/MAX Real Estate (Central)

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







