

33 Coverton Close NE
Calgary, Alberta

MLS # A2227977



\$569,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

OPEN HOUSE SAT 1-3PM JUNE 07. Beautiful 2 storey home located on a quiet street in the popular community of Coventry Hills. Main floor has an open concept while still having a distinct living room and kitchen/dining area. Main floor features hardwood & tiled floors, kitchen with lots of cabinet spaces and granite countertops. A two-piece bathroom is conveniently located on main floor. The sunny southwest backyard has plenty of yard space for the family and is a perfect place to host your summer barbecues. The upstairs has a master bedroom with ensuite bathroom, two more bedrooms and our-piece bathroom. The basement is finished with an open to below family room, bedroom and bathroom rough in. The kids will enjoy spending more time outside with the park and recreational path only a few doors away. And come the winter, you can keep an eye on the kids in the basement rec-room open to the kitchen above. Only minutes to schools, transit (to the express bus to downtown), playground, groceries, restaurants, public library, VIVO Leisure Centre and major thoroughfares – Stoney Trail and Deerfoot Trail. Malarkey Legacy Roof 2022 (highest rating for asphalt shingles and are specifically engineered to withstand severe hail and impact damage. Sidings 2025, Gutter and Downspout 2025, Hot Water Tank 2017.