



**52 Covewood Green NE  
Calgary, Alberta**

**MLS # A2296226**



**\$584,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork		

**Inclusions:** NA

Welcome to this move-in ready two-story detached home in the highly sought-after community of Coventry Hills. The main floor offers a spacious living area, a bright kitchen featuring a large breakfast island and gas stove, and a cozy family room complete with a fireplace—perfect for relaxing or entertaining. Upstairs, you’ll find a generous primary bedroom with a 4-piece ensuite and closet, along with two additional bedrooms and another full 4-piece bathroom—ideal for families. The fully finished basement provides added versatility with a dedicated office and a flex room featuring an electric fireplace. Step outside to enjoy a large patio with a gas line for your BBQ, as well as convenient RV parking. Completing the property is an oversized 24' x 24' detached double garage, offering ample space for vehicles and storage. The garage is also equipped with 220V power, ready for an EV charger.