



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**6 Covewood Park NE**  
**Calgary, Alberta**

**MLS # A2300433**



**\$535,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

Welcome to this fully developed 2-storey home offering 4 bedrooms, 1.5 bathrooms, and a double attached garage in an unbeatable location! Perfect for families, this home is within walking distance to 6 schools, including 2 just a short 5-minute walk away. The upper level features 3 spacious bedrooms and a full bathroom, providing a functional layout for everyday living. The main floor is thoughtfully designed with a bright kitchen, comfortable living area, dining space, cozy gas fireplace, and a convenient 2-piece bathroom. The fully finished basement adds great versatility with a large recreation room and a 4th bedroom—ideal for guests, a home office, or additional family space. Enjoy the incredible convenience of being close to a wide range of amenities including Superstore, Sobeys, Canadian Tire, Home Depot, Tim Hortons, Starbucks, Dollarama, numerous restaurants, a movie theatre, VIVO Recreation Centre & library, and the North Pointe Transit Hub. Commuting is a breeze with quick access to the airport, Deerfoot Trail, and Stoney Trail. A fantastic opportunity in a highly desirable, amenity-rich location—don't miss out!