



**244 Coverdale Court NE
Calgary, Alberta**

MLS # A2301202

\$639,900



Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1994 (32 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Lawn, Rectangular		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Post & Beam, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

|| OPEN HOUSE SATURDAY, APRIL 18 2:00 PM - 4:00 PM || Welcome to this beautifully renovated home in the highly sought-after community of Coventry Hills! Offering over 2,000 SqFt of developed living space, this property features 6 bedrooms (including a 3 bedroom illegal basement suite!!!), 3 full bathrooms, and a front-attached double garage—perfect for growing families. The main floor boasts a bright open-concept layout highlighted by vaulted ceilings, modern pot lighting, and durable 8mm vinyl flooring throughout. The spacious living area flows seamlessly into a stylish kitchen complete with quartz countertops, high-gloss cabinetry, ceramic tile backsplash, and updated appliances. You’ll also find 3 generously sized bedrooms, including a primary suite with a fully renovated ensuite, plus an additional full bathroom. The rare 3 bedroom basement suite (illegal) is fully developed and includes a separate side entrance and offers excellent additional living space. Besides 3 spacious bedrooms with egress windows, a full bathroom, it includes a large 15x18 living room, and a well-appointed kitchen with quartz countertops. A shared laundry area is thoughtfully positioned for convenient access. Step outside to enjoy the attached deck and large backyard—perfect for relaxing or entertaining. Additional upgrades include a newer roof and a concrete sidewalk. Location is unbeatable—just steps from playgrounds & multiple schools: St. Clair Catholic Elementary - 5 min walk; Northern Lights Elementary - 10 min walk; Coventry Hills Elementary - 10 min walk; and North Trail High School - 10 min drive. You’re also minutes from shopping, dining, transit, and major routes like Stoney Trail and Deerfoot Trail, with quick access to the airport. Don’t miss this move-in-ready home in a prime family-friendly

neighborhood—book your showing today!