



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**272 Covington Road NE  
Calgary, Alberta**

**MLS # A2316052**



**\$610,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Coventry Hills  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 1,212 sq.ft.  | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener                              |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Few Trees, Irregular Lot, Lawn, Level |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <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>   | Brick, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar |                   |     |

**Inclusions:** N/A

OPEN HOUSE, SUNDAY JUNE 14, 2-4 PM This well-maintained bi-level home in the heart of Coventry Hills offers over 2,300 sq. ft. of living space. With 4 bedrooms and 3 full bathrooms, it's the perfect family home. The oversized primary bedroom features separate his-and-hers closets and a private ensuite with a 6-foot Jacuzzi tub. The lower area has a large family room with a cozy gas fireplace, an oak mantel, extra-large windows, built-in shelving, a wet bar, and soft Berber carpet. You will love the richness of the American walnut hardwood floors, the entry's walnut and wrought-iron railings, and the vaulted ceilings on the main floor. The spacious country-style kitchen features oak cabinets, a corner pantry, ample counter space for food prep, a bright south-facing dining nook with a bay window, and all major appliances. A new solid back door leads to a 14' x 16' south-facing deck, perfect for hosting a BBQ and relaxing. The sunny, fully fenced backyard includes a storage shed, RV parking, and paved back-lane access. Additional features include a newer hot water tank, furnace, and a drip humidifier. The triple-glazed windows add both warmth and soundproofing, and the roofing shingles were replaced in 2024. Close to shopping, parks, transit and elementary school. This home has been exceptionally well cared for, is in excellent condition, and offers outstanding value. Call now for your own private showing.