



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11 Covecreek Close NE
Calgary, Alberta

MLS # A2317659



\$534,990

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	968 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: Basement Appliances - Refrigerator, Microwave, Electric Stove and Hood fan. Shed in the backyard

Properties like this rarely come to market! Discover the perfect combination of location, functionality, and investment potential in one of Calgary's most established and family-friendly communities. As you approach the home, you'll be welcomed by beautifully positioned front yard space on both sides of the walkway, creating an inviting first impression. Step inside to a spacious foyer with soaring ceilings that immediately enhance the home's bright and open feel. A few steps up lead you to the main level, where an open-concept layout offers approximately 1,500 sq. ft. of total developed living space. Freshly painted in May 2026, the home is flooded with natural sunlight throughout the day. The newly upgraded kitchen features designer countertops and brand-new, never-used stainless steel appliances, including an electric stove, microwave, dishwasher, and refrigerator (all installed in May 2026). The spacious living room is highlighted by three large windows that fill the space with natural light. A corner pantry, large island, and new dual stainless steel sink provide both style and convenience for everyday living and entertaining. Patio doors lead to an upper deck, perfect for BBQs, and a lower deck ideal for enjoying outdoor meals with family and friends. The fully fenced backyard and side yard provide privacy and ample space for children to play. At the rear of the property, you'll find a parking pad with additional room for RV or trailer parking, conveniently accessible from the back lane. The main level features two generously sized bedrooms with large windows and a 4-piece bathroom complete with a new countertop. A separate walk-up side entrance leads to the impressive 9-foot ceiling LEGAL basement suite, offering excellent mortgage-helper or investment potential. The suite features a spacious living area with a fireplace, a functional kitchen, a large

bedroom with two windows, and a 4-piece bathroom with a new countertop. Conveniently located just 100 meters from the nearest bus stop, this home offers outstanding access to schools, including Coventry Hills Elementary School (1 km), Nose Creek School (1.3 km), and North Trail High School (2.5 km). Major amenities, including Real Canadian Superstore, Sobeys, and M&M Food Market, are only a 5-minute drive away. Quick access to Stoney Trail and Deerfoot Trail further enhances the appeal of this exceptional location. Whether you're a first-time homebuyer looking for your dream starter home or an investor seeking a property with strong income potential, this is an opportunity you won't want to miss.