



GRASSROOTS
REALTY GROUP

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260 Covemeadow Road NE
Calgary, Alberta

MLS # A2318448



\$499,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,228 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, Track Lighting, Vinyl Windows		

Inclusions: Hutch in kitchen negotiable

First Time on the Market! Discover this immaculate, well-maintained 2-storey home in one of the most desirable central pockets of Coventry Hills. Situated on a quiet street with stunning views of Downtown, just steps away from a park, and featuring a walkout basement, this property is perfect for a first-time buyer, investor, or a family. As you approach, you'll be greeted by a charming front porch. The thoughtfully designed layout includes a bright front living room, accentuated by a cozy corner fireplace that adds warmth and character to the space. The spacious kitchen boasts solid wood cabinetry, a tile backsplash, and upgraded stainless steel appliances, including a gas range. A large island opens to the dining room, creating an ideal space for entertaining. From the kitchen sink, you can admire your sunny south-facing yard, complete with a full-width deck perfect for soaking in the views and enjoying the outdoors. A conveniently located powder room is tucked away for added privacy. Upstairs is two generously sized bedrooms, along with the primary suite at the front of the home, complemented by a well-appointed 4-piece main bath. The unfinished lower level presents a blank canvas for your creativity, featuring larger windows, high ceilings, a 3-piece rough-in for a bathroom, and direct access to your own yard. Other noteworthy features include in the comforts of air conditioning, a new roof 2024, new carpet, and a new hot water tank 2025. This home is perfectly positioned close to several schools, transit, shops, and amenities. Commuting is quick and easy with Stoney Trail, Country Hills Blvd, and Deerfoot nearby, providing convenient access across the city. Don't miss your chance to make this beautiful property your own, view the virtual tour or schedule your private showing today!

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