



30 Covehaven View NE
Calgary, Alberta

MLS # A2320355



\$594,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,098 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: none

OPEN HOUSE SATURDAY JUN 20 5:00 PM - 7:00 PM. Welcome to 30 Covehaven View NE, a beautifully versatile Bi-Level home in Coventry Hills that perfectly balances spacious family living with unparalleled income potential. The main floor offers a welcoming, open-concept floor plan highlighted by hardwood flooring, a large living room, a spacious kitchen, and 3 generous bedrooms—including a primary retreat with its own private ensuite bath. Downstairs, maximize your financial flexibility with a newly developed, fully legal 2-bedroom basement suite. Complete with its own independent amenities, a large family room, a full bath, and a classic fireplace, it serves flawlessly as a premium rental space or luxury multi-generational family quarters. High-end mechanical and convenience features elevate this home, including central vacuum, home theatre rough-ins, and separate laundry and a heated double attached garage with an independent thermostat. Outside, enjoy a beautifully landscaped rectangular lot and a deck with a built-in gas line. Strategically situated on a quiet street just steps from parks, schools, transit, and the Vivo Recreation Centre, this turn-key property is an absolute must-see.