



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

238 Covepark Way NE
Calgary, Alberta

MLS # A2320683



\$515,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: govee outdoor lights

Welcome to this exceptionally well-maintained, east-facing two-storey home, ideally located on a quiet street in one of Coventry Hills most sought-after central locations. Perfect for first-time buyers, young families, or investors, this property offers outstanding value, thoughtful updates, and pride of ownership throughout. The bright and inviting main floor features a spacious front living room, a convenient 2-piece bathroom, and a beautifully designed kitchen that combines functionality with style. You'll appreciate the abundance of cabinetry and counter space, a central island, pantry, and a versatile built-in nook that works perfectly as a coffee station, key drop zone, or home organization centre. The adjoining dining area creates an ideal space for everyday living and entertaining. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The generous primary retreat easily accommodates a king-size bed and features a large walk-in closet, providing excellent storage and comfort. The partially finished basement offers additional flexibility and is currently set up as a home office. With plenty of space to customize, it can easily be transformed into a recreation room, gym, playroom, or additional living area to suit your needs. Step outside to your own private backyard retreat. The large deck is perfect for summer barbecues, entertaining guests, or simply relaxing outdoors. A gated parking pad provides space for two vehicles or RV parking, while the impressive 22' x 22' detached garage offers ample storage, is pre-wired for security cameras, and includes hardwired Cat7 cabling for high-speed connectivity. Major exterior updates completed in 2025 include a new roof with upgraded hail-resistant shingles, new siding, and new eavestroughs, providing peace of mind for years to come. Location is everything, and this home delivers. Situated within walking distance

of six schools, parks, playgrounds, shopping, restaurants, and transit, you'll enjoy exceptional convenience while being just minutes from major commuter routes. This move-in ready home combines comfort, functionality, and an unbeatable location. Book your private showing today and experience everything this exceptional property has to offer.