



GRASSROOTS
REALTY GROUP

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52 Covington Road NE
Calgary, Alberta

MLS # A2321950



\$455,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	996 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Greenbelt, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Storage		

Inclusions: NONE

Welcome to this charming bungalow ideally situated directly across from a large green space in the heart of Coventry Hills. Offering almost 1,000 sq. ft. above grade plus a developed basement, this affordable detached home combines comfortable living, , and exceptional potential. The bright main floor features newer laminate flooring throughout the principal living areas, creating a warm and inviting atmosphere. The functional kitchen with cozy breakfast nook offers granite countertops, pantry, and ample cabinetry, A spacious dining area and living room are perfect for everyday living and entertaining. Two bedrooms and a full bathroom complete the main level. The almost fully developed basement expands your living space with a large family room, den/bedroom, 3-piece bathroom, and plenty of storage, providing flexibility for guests, hobbies, a home office, or future customization. Step outside to enjoy the backyard deck with plenty of room for summer gatherings. Rear lane access with a large parking pad plus street parking add convenience and valuable space for multiple cars Significant exterior updates have already been completed, including updated vinyl siding and a new roof, helping provide peace of mind and reducing future maintenance costs. Located within a short distance of parks, playgrounds, schools, shopping, restaurants, and public transit, this home offers an excellent opportunity for first-time buyers, downsizers, or investors looking for a detached property in a well-established community.