



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

51 Covepark Square NE
Calgary, Alberta

MLS # A2328066



\$490,000

Division:	Coventry Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,323 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Pergola, Electric Garage Heater

Welcome home to this charming and cozy 3-bedroom, 2-bathroom duplex, perfectly situated fronting onto a beautiful park and within walking distance to the local middle school. Offering a bright layout, the spacious kitchen is the heart of the home, featuring plenty of counter space and an inviting design that's perfect for entertaining family and friends. Entering into the living area, you'll have a cozy gas fireplace to keep you warm on those winter night and plenty of space to host family. Upstairs, you'll find three comfortable bedrooms, including a generous primary bedroop complete with a walk-in closet. The fully finished basement expands your living space with a large family room and a versatile flex area that's ideal for a home office, gym, playroom, or could easily be converted into a fourth bedroom. Step outside to enjoy your own private backyard, complete with a spacious deck that's perfect for summer BBQs and outdoor gatherings. The oversized, heated double detached garage provides plenty of room for vehicles, storage, and hobbies. With its fantastic park-front location, functional floor plan, and exceptional outdoor space, this home offers the perfect blend of comfort, convenience, and value. Don't miss your opportunity to make it yours!