



GRASSROOTS
REALTY GROUP

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43 Covington Close NE
Calgary, Alberta

MLS # A2329098



\$598,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Central, Forced Air
Floors:	Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Electric Stove and White fridge (basement)

***** OPEN HOUSE — OCTOBER 8 & OCTOBER 11 | 12:00–2:00 PM ***** ** PRICE IMPROVED - Welcome to this spacious 2-storey detached home in Coventry Hills, offering 5 beds, 3.5 baths, a fully developed walkout basement and a fenced backyard with two rear private parking space. This is great for families, first time home buyers or buyers looking for additional lower-level living options. **** PHOTO NOTE: Select photos were taken prior to the current occupancy and are included to help showcase the home's layout and spaces without tenant furnishings or belongings. Current photos are also included for reference ***** The main floor offers a spacious living room that leads into the kitchen and dining area, and a conveniently located laundry area in the middle adds to the practicality of the main level. Upstairs, you'll find three bedrooms with additional closet space. The primary bedroom features a walk-in closet and private ensuite, and an additional 4-piece bathroom serves the remaining bedrooms. The fully developed walkout basement features a den/living area, two additional bedrooms with walk in closet and additional storage space, a full bathroom, kitchen area, and a separate exterior entrance. Whether used for extended family, guests, or additional living space, the lower level provides plenty of options to suit a variety of needs. Major exterior improvements have already been completed, including a NEW ROOF and NEW SIDING in 2026, providing added peace of mind for the next owner. Outside rear is a fenced backyard with plenty of room for gardening, outdoor activities, children, pets, or summer entertaining. Two private rear parking spaces + street parking provide convenience. Located close to schools, parks, shopping, restaurants, recreation, public transit, and major roadways, this home combines

space, functionality, and convenient access to everyday amenities.