



GRASSROOTS
REALTY GROUP

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96 COVINGTON Court NE
Calgary, Alberta

MLS # A2329434



\$480,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,007 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Level, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home		

Inclusions:	NA
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Well-maintained bi-level on a prime corner lot in Coventry Hills with brand new roof and new siding! No sidewalk to worry about. Main floor features newer laminate flooring, bright living room, dining area, kitchen and 3 good-sized bedrooms. Separate front entrance leads to a fully finished basement illegal suite with its own kitchen, living room, 1 bedroom, full bath and separate laundry — perfect for rental income. Tons of street parking. Ideal for first-time buyers or investors looking to have a tenant help pay the mortgage!