



GRASSROOTS
REALTY GROUP

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86 Covepark Road
Calgary, Alberta

MLS # A2330032



\$569,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	03
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: NONE

Welcome to this affordable four-bedroom home on a quiet street, close to Deerfoot Trail, Stoney Trail, schools, shopping, and everyday amenities. The property is currently rented to two separate tenants, with private entrances for the upper and lower levels. The main floor features hardwood and tile flooring, an updated open-concept kitchen with quartz countertops and stainless steel appliances, a family room with a gas fireplace, and renovated bathrooms. The fully developed walkout basement includes a fourth bedroom, full bathroom, wet bar, and separate entrance. Additional features include a newly installed central vacuum system and a double detached garage. An excellent opportunity for investors, extended families, or buyers seeking rental income.