



GRASSROOTS
REALTY GROUP

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19 Covington Close NE
Calgary, Alberta

MLS # A2333849



\$469,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,024 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, On Street, Other, RV Access/Parking, See Remarks, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautifully maintained bi-level home in the heart of Coventry Hills, offering over 2,000 sq ft of living space and only steps away to the beautiful Nose Creek walking paths! This 4 bedroom, 2 bath home offers the perfect blend of comfort, space, and style that you'll notice as soon as you enter. The upper floor is flooded with natural light through the large South facing living room windows, however the large tree out front provides enough privacy that you never have to close your blinds. On the upper floor, you'll notice the updated living room, with vaulted ceilings. Vinyl plank flooring leads you through the open and functional layout, where you'll pass through the dining room and kitchen towards 2 bedrooms and 1 bath. The large primary includes a walk-in closet as well as sliding patio doors to the balcony and a cheater door to the upper floor bathroom. Upper floor bathroom includes a large jetted soaker tub and glass enclosed shower. The lower area features two additional bedrooms and a full bathroom, laundry room and large utility room with plenty of storage space. The flexible layout allows for a home office or play space attached to the spacious family room/rec room. Head out back to see the West-facing backyard, with an oversized deck that is perfect for summer BBQ's or just soaking in the sun. The fully fenced backyard provide privacy and loads of space for children to play. You can also park an RV, trailer or extra cars should you require. With a new roof, new rear siding and a newer HWT and furnace, all you have to do is move in! Nestled in one of Coventry Hills' most desirable and walkable locations, this property places you steps from five schools, shopping, the public library, Vivo Recreation Centre, a movie theatre, parks, and serene walking paths. Commuting and weekend outings are effortless with quick access

to Deerfoot Trail, Stoney Trail, Country Hills Blvd, CrossIron Mills, and the airport. Schedule your private showing today!