



GRASSROOTS
REALTY GROUP

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30 Covehaven View NE
Calgary, Alberta

MLS # A2337869



\$574,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,098 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Kitchen Island, Walk-In Closet(s)

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

Inclusions: na

Situated on a quiet street in Coventry Hills, this turnkey bi-level home offers an exceptional balance of spacious family living and strong revenue potential. The bright main level features hardwood flooring, an open-concept living and kitchen area, and three generous bedrooms, including a primary bedroom with a private ensuite bath. Downstairs, the newly developed fully legal two-bedroom basement legal suite includes a large family room, fireplace, full bath, and separate laundry—making it an ideal high-end mortgage helper or multi-generational layout. Additional features include a double attached garage, central vacuum, home theatre rough-ins, and a private backyard deck with a built-in gas line. Perfectly positioned just steps from parks, schools, transit, and the Vivo Recreation Centre, this property delivers complete functionality and long-term value.