



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

240 Covehaven Road NE
Calgary, Alberta

MLS # A2342704



\$490,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	906 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Welcome to this charming and well-cared-for home in Coventry Hills. Stepping inside, you are greeted by a clean, inviting entry that leads up to a bright open-concept main floor. The functional kitchen includes an eating bar overlooking the dining space and living room, where large windows and a sliding glass door let in plenty of natural light—perfect for enjoying relaxed evenings indoors. The main level features a comfortable primary bedroom, a secondary bedroom, and a full 4-piece bath. Downstairs, the finished basement feels open and bright with full-size windows and a cozy gas fireplace in the family room, alongside a third bedroom and a second 4-piece bathroom that make for a practical family layout. Thoughtful updates offer extra peace of mind, including a replaced hot water tank (2021) and a new roof (2025). Outdoors, the space features a freshly painted west-facing deck and a manageable yard area for kids or pets, complete with a double detached garage off the alley. Located just behind Coventry Hills Centre, this home offers everyday convenience with schools, parks, shopping, and major roadways only minutes away.