



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

172 Coverton Circle NE
Calgary, Alberta

MLS # A2346567

\$509,800

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

EXCEPTIONAL VALUE for this BEAUTIFUL home with an ENSUITE and an OVERSIZED DOUBLE GARAGE in sought after Coventry Hills! Located on a quiet street. This IMMACULATE home has had many UPDATES including: NEW flooring, FRESHLY painted , NEWER Siding , roof and windows 2025 .Close to schools, playgrounds and close to grocery stores, banks, restaurants etc…The main floor is BRIGHT and CHEERY with lots of windows that allow plenty of natural light to flow through. The spacious kitchen features an eating area with a patio door that leads to your large yard with MASSIVE DECK complete with a PERGOLA. The living room is spacious There is also a main floor bathroom for your added convenience. Upstairs there are 3 bedrooms , 2 bathrooms including a primary bedroom with a full ENSUITE. The basement is partially finished with a family room and tons of storage. Some recent upgrades include New Siding & New Windows (Aug, 2025), and the garage (built in 2020) has a new roof and is 22 x 24 with 9.5' ceilings.Poly B was REMOVED (Oct 2026) Exceptional VALUE!!Don't miss out on this great opportunity !