



GRASSROOTS
REALTY GROUP

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152 Coverton Close NE
Calgary, Alberta

MLS # A2348710

\$499,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	818 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Air conditional & window covering

This affordable single-family home is perfect for first-time buyers or investors. Situated on a desirable corner lot with no public sidewalks, this property features a sunny, south-facing backyard directly facing Nose Creek Park, offering a beautiful park-facing setting. The property also boasts an oversized, heated double detached garage, plus an additional parking space alongside the garage with room to park an RV. Complete with central air conditioning, this home offers everything you need to start an exciting new chapter in Calgary. Upon entering, the functional bi-level layout leads you up to the bright main floor featuring a welcoming living room, dining area, well-appointed kitchen, and two comfortable bedrooms. The fully finished basement expands your living space with a large family room, a third bedroom, and a full bathroom—ideal for guests or growing families. Maintained in pristine, show-home condition, this home boasts extensive recent upgrades, including: * 2026: Brand-new stove, dishwasher, washer, and dryer. * 2025: New roof upgraded to durable Class 4 impact-resistant shingles for enhanced hail resistance, along with professionally repaired siding. * 2024: Central air conditioning installed. * 2022: New hot water tank, replacement of the main floor flooring, and fresh interior paint. Book your showing with your realtor today!