



GRASSROOTS
REALTY GROUP

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119 Covington Close NE
Calgary, Alberta

MLS # A2349733



\$689,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: 2nd Dishwasher, 2nd Range, 2nd Range Hood, 2nd Refrigerator, 2nd Washer, 2nd Dryer

LEGAL SECONDARY SUITE (2025) | FULLY LEASED TO 2027 | \$3,098 + 100% UTILITY PER MONTH IN SIGNED RENT | 6 BEDROOMS | 3 FULL BATHS | 2 KITCHENS | 2 LAUNDRY SETUPS | UPPER UNIT: 3 bedrooms, including a primary bedroom with a 3-piece ensuite | a second 3-piece bathroom with laundry | kitchen (9'8" x 13'10"), dining area and living room. LOWER UNIT (LEGAL SUITE): 3 bedrooms, the largest 9'4" x 14'3" | 3-piece bathroom with laundry | eat-in kitchen (10'8" x 10'7") | family room | private walk-out entrance at the back. CITY REGISTRY: sticker 18307, completed February 7, 2025, after permitting and inspection to Alberta Safety Code requirements. UPDATES: both kitchens and all three bathrooms renovated | vinyl plank flooring | west-side roofing and siding replaced after hail damage (2024). INCLUDED: 2 refrigerators | 2 ranges | 2 range hoods | 2 dishwashers | 2 washers | 2 dryers. LOT: 3,250 sq ft fenced lot | 20'2" x 10'6" rear deck | 3-stall parking pad off the back lane. SIZE: 1,007.70 sq ft above grade (RMS) plus 980.30 sq ft below grade. LEASES: upper unit \$1,699/month to June 30, 2027, tenants in place since November 2024 | suite \$1,399/month to August 31, 2027, tenants in place since August 2025. KEY POINTS: tenants reimburse 100% of utilities (60/40) | tenants are responsible for snow removal and lawn care | no-pet, no-smoking leases | tenant insurance required. Lower-unit residents park on the rear pad and walk straight in through the fenced backyard and past the rear deck, never passing through the upper unit. With separate entrances, kitchens and laundry, upstairs and downstairs run on completely separate daily schedules. LOCATION: Covington Close in Coventry Hills | a 6-minute walk (450 m) to Nose Creek Park | a 9-minute off-peak drive (6.4 km) to Calgary International Airport (YYC). POSSESSION:

both existing tenancies are assumed on possession | fixed end dates: upper unit June 2027, suite August 2027.