

# \$400,000 - 39 Covemeadow Manor Ne, Calgary

MLS® #A2177965

**\$400,000**

2 Bedroom, 4.00 Bathroom, 1,228 sqft

Residential on 0.00 Acres

Coventry Hills, Calgary, Alberta

HOME SWEET HOME! Welcome to this terrific, fully developed, WALKOUT TOWNHOUSE backing on to a greenspace in a prime location in the family friendly, coveted community of Coventry Hills! Enjoy modern, maintenance free living with 2 bedrooms, 3.5 bathrooms and 1,781+ SQFT of open concept living space throughout. Heading inside you will love the open floor plan with a sun-drenched living room complimented by a cozy, rustic gas fireplace with access to the large balcony, a formal dining area, 2 piece vanity bathroom and the stylish kitchen with tons of cabinet space, full appliances and a peninsula island with a convenient breakfast bar thatâ€™s perfect for entertaining. Upstairs you will find your stunning primary bedroom with a walk-in closet and a wonderful 4 piece ensuite bathroom, another generous sized bedroom and a 4 piece bathroom. The fully finished, WALKOUT basement features a spacious recreation room/family room, a wet bar, 3 piece bathroom, laundry room and utility room with tons of storage space. Outside, you have an attached garage with an additional front drive parking spot, a spacious concrete patio and lots of greenspace to enjoy thatâ€™s perfect for pet owners (pet friendly with board approval). This amazing location is close to 3 schools, shopping, dining, parks/greenspace, public transportation and major roadways. This is a perfect opportunity for first-time home buyers and investors alike. Donâ€™t miss out on this GEM, book your



private viewing today!

Built in 2004

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2177965      |
| Price          | \$400,000     |
| Sold Price     | \$390,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,228         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 39 Covemeadow Manor Ne |
| Subdivision | Coventry Hills         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3K 6G5                |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking, Park                                   |
| Parking Spaces | 2                                                                            |
| Parking        | Driveway, Garage Door Opener, Insulated, Single Garage Attached, See Remarks |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Breakfast Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                                                                                                                                     |

|                 |                                                   |
|-----------------|---------------------------------------------------|
|                 | Fan, Refrigerator, Washer, Window Coverings       |
| Heating         | Forced Air, Natural Gas                           |
| Cooling         | None                                              |
| Fireplace       | Yes                                               |
| # of Fireplaces | 1                                                 |
| Fireplaces      | Gas, Living Room, Mantle, Tile                    |
| Has Basement    | Yes                                               |
| Basement        | Separate/Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Few Trees, Views |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                                                               |
| Foundation        | Poured Concrete                                                                                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2024 |
| Date Sold      | December 3rd, 2024  |
| Days on Market | 20                  |
| Zoning         | DC                  |
| HOA Fees       | 0.00                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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