

96 Covington Road NE  
Calgary, Alberta

MLS # A2237340



# \$470,000

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Gentle Sloping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

COURT ORDERED SALE....HOME IS SOLD "AS IS WHERE IS". Welcome to this charming four-level split home located in the desirable community of Coventry Hills, offering amazing east-facing views of the city. The spacious main floor features a bright living room, a cozy dining area, and a functional kitchen perfect for everyday living. Upstairs, you'll find three comfortable bedrooms and a well-appointed four-piece bathroom. The third level and basement are partially developed, offering great potential for customization. The backyard is unspoiled and ready for you to build your dream garage. This is the perfect starter home—don't miss your chance to view it!