

224 Covehaven Road NE  
Calgary, Alberta

MLS # A2239020



**\$450,000**

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Pantry, See Remarks, Tankless Hot Water		
<b>Inclusions:</b>	Backyard Shed		

**\*OPEN HOUSE - SAT JULY 19, 12-2PM AND SUN JULY 20, 12-2PM\*** Welcome to this well-maintained bi-level home in the heart of family-friendly Coventry Hills-an excellent opportunity for homebuyers or investors looking for value and future potential. With approx 1800 sq ft of total living space, this charming detached home features 3 spacious bedrooms, 2 full bathrooms, a solid foundation, thoughtful updates, and with just a touch of TLC, this home would truly shine. Beautifully maintained with strong structural integrity, it's move-in ready with room to personalize and add your own finishing touches. Upstairs, you'll find a renovated kitchen complete with stainless steel appliances (2016) that opens into a bright and airy kitchen eating area. From here, step directly out onto the large elevated balcony-perfect for enjoying morning coffee, summer BBQs, or peaceful evenings in your private backyard setting. The main floor also features the primary bedroom and a second bedroom, a 4-piece bathroom, along with a light-filled living room ideal for relaxing and entertaining. The fully finished lower level offers a warm and inviting family room with a fireplace, a third bedroom, a full 4-piece bathroom, and flexible space ideal for a home theatre, games area, or teen retreat. Enjoy recent important upgrades that offer peace of mind, including a New Roof (2021) and New Siding, Eavestroughs & Downspouts (2025). The backyard parking pad offers convenient off-street parking and potential for a future garage. Ideally located close to Vivo Recreation Centre, schools, parks, shopping, and public transit, with easy access to Deerfoot Trail, Stoney Trail, and just 13 minutes to Calgary International Airport-this home offers the best of both community living and city convenience. A great opportunity to personalize a detached home in a wonderful neighbourhood-book your

private showing today and imagine the possibilities!