

27 Covehaven Mews NE
Calgary, Alberta

MLS # A2308143



\$480,000

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|------------------|--|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,335 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Gentle Sloping, Low Maintenance Landsc | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-2M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: None

Location is everything, and this home delivers. Nestled in Coventry Hills, you're surrounded by parks, schools, shopping, and transit, with quick access to Deerfoot and Stoney Trail for an easy commute. Welcome to this beautifully refreshed semi-detached home in the sought-after community of Coventry Hills-an incredible opportunity for buyers looking for space, flexibility, and unbeatable value in one of northeast Calgary's most established neighbourhoods. This thoughtfully designed 2-storey home delivers the perfect balance of comfort and functionality. Step inside to a bright, open-concept main floor, freshly painted throughout and truly move-in ready. The spacious layout is ideal for both everyday living and entertaining, featuring a welcoming kitchen complete with stainless steel appliances, a central island, and ample cabinetry. The adjoining dining and living areas flow seamlessly together, anchored by a cozy fireplace-perfect for relaxing evenings at home. Upstairs, you'll find a highly desirable dual master bedroom layout, with two generously sized bedrooms, each offering its own 4-piece ensuite and walk-in closet. This rare configuration is perfect for roommates, guests, or homeowners seeking added privacy and flexibility-making this home an especially smart choice for first-time buyers and investors alike. The undeveloped basement provides future upside and customization potential, while currently offering excellent storage and convenient laundry space. Step outside to enjoy a sun-filled south-facing backyard, complete with a deck for summer evenings and a double detached garage-adding both comfort and practicality year-round. The roof on the home was re-done last year. Enjoy nearby amenities including the popular Vivo for Healthier Generations, along with proximity to Nose Creek School, Notre Dame High School,

North Trail High School, and the North Pointe Transit Terminal. Opportunities like this don't last-whether you're entering the market, downsizing, or investing, this home checks all the boxes for value, versatility, and location. Don't wait-homes with this layout and price point move quickly.