

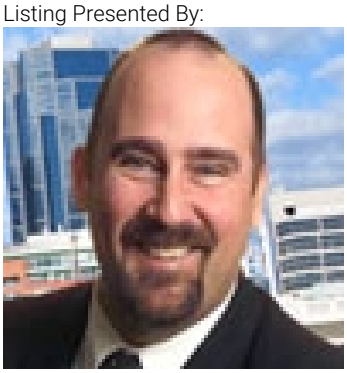
36 Covington Mews Calgary Alberta

$499,900

OPEN HOUSE FROM 1-3PM Saturday, November 14th! POLY B REMOVED | NEW TRIPLE PANE WINDOWS | CLASS 4 SHINGLES | PIE LOT ON CUL-DE-SAC | WALKOUT | UNDER $500K | The big updates are done, so you can move in and simply enjoy. Tucked into a quiet cul-de-sac in the established community of Coventry Hills, only a minute's walk away from Nose Creek Park, this 4-level split sits on a large pie-shaped lot and offers a walkout, a separate side entry and the kind of upgrades buyers look for first. All Poly B plumbing was professionally removed as of March 2026 with warranty, so one of the biggest concerns with homes from this era is already taken care of. New triple pane windows were professionally installed in March 2024 with warranty, improving comfort, quietness and energy efficiency in every season. Newer Class 4 hail rated asphalt shingles installed with warranty that add serious protection against Calgary's storm season. New extra large 60 gallon hot water tank professionally installed in 2024 with warranty. The 4-level split design offers a total of 1,977 sq ft of living space - 1,104 sq ft above grade plus an additional 873 sq ft of developed space below. With three bedrooms and two bathrooms, the layout works well for growing families, first-time buyers or anyone looking for space and land without the price tag of a newer build. Each level has its own purpose, creating natural separation between areas. The walkout level opens directly to the backyard, making it easy to move between indoor and outdoor living. A separate side entry adds everyday convenience for kids, pets, sports gear and guests coming and going. Downstairs, the finished basement features a rec room ready for movie nights, a games area, a home gym or even a play space. The oversized, fully fenced and landscaped yard offers room to garden, play and entertain, with a deck that's ready for summer barbecues a...

4pc Bathroom 7.92 Ft x 7.08 Ft
Primary Bedroom 12.42 Ft x 11.25 Ft
Bedroom 10.17 Ft x 10.08 Ft
Bedroom 9.50 Ft x 8.92 Ft
Recreational, Games room 15.08 Ft x 14.08 Ft
Other 8.25 Ft x 6.25 Ft
Family room 21.42 Ft x 14.83 Ft
Office 10.25 Ft x 6.92 Ft
3pc Bathroom 9.08 Ft x 6.58 Ft
Foyer 7.25 Ft x 4.08 Ft
Living room 16.92 Ft x 13.00 Ft
Dining room 9.33 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
Jayman Realty Inc.

RE/MAX Realty Professionals

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Storage 10.33 Ft x 4.75 Ft

Kitchen 11.42 Ft x 9.17 Ft

Laundry room 18.25 Ft x 6.58 Ft