



## 59 Covington Close Calgary Alberta

\$569,000

[\*\*\*\*\*Open House: Saturday September 28, 1-3PM] Welcome to this inviting 3-bedroom home in Coventry Hills featuring a walkout basement with separate entrance and a sunny southwest-facing backyard, perfect as a starter home or an investment property. The main floor offers an open-concept layout, seamlessly blending the living room, kitchen, and dining area. Upstairs, you'll find brand-new carpeting throughout, along with three generously sized bedrooms. The master bedroom has a walk-in closet equipped with a laundry set for added convenience. The fully developed walk-out basement provides excellent separate rental suite potential for additional income (current the suite status is illegal, but with few improvements and upon passing city's inspection to be legalized) or just for extended family living. It features a functional kitchen/bar area, newly renovated full bath, a second laundry set, and a versatile flex space that could be used as a bedroom, office, media room, or playroom. Basement also equipped with separate Wi-Fi baseboard heater, dual zone heating fully controlled by phone APP for maximum living comfort. Step outside to enjoy the southwest-facing backyard, ideal for outdoor living. The deck off the kitchen, complete with a pergola, is perfect for summer BBQs and gathering. Located on a quiet street, this home offers quick access to major roads and is within walking distance of several schools. Don't miss out on this fantastic opportunity! (id:6769)

3pc Bathroom 9.67 Ft x 4.50 Ft  
Laundry room 7.33 Ft x 6.42 Ft  
Family room 17.42 Ft x 10.67 Ft  
Other 10.50 Ft x 6.75 Ft  
Living room 12.50 Ft x 11.08 Ft  
Dining room 9.33 Ft x 8.50 Ft  
Kitchen 12.58 Ft x 8.67 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft  
Primary Bedroom 12.67 Ft x 11.00 Ft  
Laundry room 6.75 Ft x 6.25 Ft  
Bedroom 10.83 Ft x 8.83 Ft  
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4pc Bathroom 7.50 Ft x 7.33 Ft

Listing Presented By:



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