

13 Covewood Manor NE Calgary, Alberta

MLS # A2241156


\$609,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom home in Coventry Hills, offering nearly 2,000 sq.ft. of developed living space and a sunny west-facing backyard! The main floor features maple hardwood, a cozy gas fireplace, and a spacious kitchen with island, pantry, and cinnamon-stained cabinetry. Upstairs, the primary suite includes a walk-in closet and 4-pc ensuite with soaker tub, plus two more bedrooms. The finished basement adds a great family/media room with storage and rough-in for a bath. Recent updates include a stainless steel electric range (2022), Performance[®] 96 Gas Furnace with 10-year parts warranty (2021), hot water tank with 7-year parts & labor warranty (2021), ROALK5D reverse osmosis alkaline water system (2022), Chamberlain ultra-quiet WiFi garage door opener (2021), and exterior updates in 2025 with new roof, siding, gutters, downspouts, and window screens. Walking distance to parks, shopping, Vivo Recreation Centre, and designated CBE & Catholic schools. Pride of ownership throughout—move-in ready!