

55 Covemeadow Close NE
Calgary, Alberta**MLS # A2247377****\$519,900**

Division:	Coventry Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,362 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Laminate, Linoleum**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Stone, Vinyl Siding**Foundation:** Poured Concrete**Features:** Kitchen Island, No Animal Home, No Smoking Home, Pantry**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** TV mounts in primary and basement, All attached light fixtures

Welcome to this beautifully cared-for duplex located in the vibrant and family-friendly community of Coventry Hills. This home offers a warm and inviting atmosphere from the moment you step inside, perfect for first-time buyers, growing families, or savvy investors looking for a turnkey property. As you enter, you're greeted by a cozy and welcoming living room featuring large front-facing windows that bathe the space in natural light. A gas fireplace adds warmth and charm, making it an ideal spot to relax and unwind, especially during the cooler months. The heart of the home lies in the open-concept main floor, thoughtfully designed for both entertaining and everyday living. The kitchen is a true standout, offering an island with seating, stainless steel appliances, ample counter space, and a corner pantry—ideal for cooking, hosting, and keeping things organized. Just off the kitchen is the freshly painted dining area, comfortably fitting a table for six and overlooking the backyard through large, sun-drenched windows. Step outside to the Southeast-facing backyard, where you'll enjoy plenty of sunshine throughout the day. Whether you're hosting summer BBQs on the deck or watching kids and pets play, this space is full of potential—including the option to build a garage down the road. Upstairs, you'll find three spacious bedrooms, including a generously sized primary suite complete with its own private ensuite. The two additional bedrooms share a well-appointed 4-piece bathroom, making this layout ideal for families or guests. The fully finished basement offers even more functional living space with a versatile recreation room—perfect as a media room, home office, play area, or home gym. You'll also find a 2-piece bathroom, a large utility/laundry room with ample storage, and newer flooring throughout the lower level, giving it a fresh, modern

feel. Additional updates include a brand-new roof, providing peace of mind and reducing your future maintenance costs—one of the major expenses already taken care of for years to come. Located in Coventry Hills, one of Calgary's most sought-after north communities, this home is close to everything you need—schools, parks, shopping, restaurants, and transit, including easy access to Stoney Trail and Deerfoot Trail. You'll love the sense of community, abundance of green space, and proximity to major amenities like Vivo Recreation Centre, Superstore, Landmark Cinemas, Country Hills Town Centre, and so much more. This lovingly maintained and move-in-ready home is an incredible opportunity in a well-established neighbourhood. Don't miss your chance to make it yours—schedule your viewing today!