

13 Covewood Manor NE
Calgary, Alberta

MLS # A2241156



\$609,900

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|-------------|--------------------------|--------|-------------------|
| 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!