

# \$599,900 - 325 Covecreek Close Ne, Calgary

MLS® #A2225635

**\$599,900**

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

**\*\*OPEN HOUSE - Sunday June 1 from 12-2pm\*\* CHECK OUT OUR 24/7 VIRTUAL OPEN HOUSE.** Pride of ownership is evident throughout this exceptionally well-maintained, **LEGALLY SUITED, CORNER LOT**, move-in-ready homeâ€”offering flexibility, functionality, and comfort for families at any stage of life. Whether you're starting out, growing your family, or looking for a multigenerational living setup, this thoughtfully designed property delivers. The bright and spacious 2-bedroom main level is complemented by a fully legal 2-bedroom suite below, complete with its own private entrance, dedicated parking, and oversized windows that make the lower level feel warm and inviting. The layout is incredibly versatile, with an optional interior access point that allows the home to seamlessly function as either a suited property or a single-family homeâ€”depending on your needs.

The main level features large windows, newer appliances, and a warm, open flow, while the basement boasts high ceilings, excellent natural light, and generous storage. Each level has its own furnace for independent temperature control, and the home is roughed-in for central air. It also showcases numerous upgrades, including a legal suite conversion, new hot water tank, added insulation for energy efficiency, a refreshed fence and deck, and most recently, a brand-new roof and siding in 2024. The deck



has also just been freshly painted, ready for summer entertaining.

The rear yard oasis is just as impressive, with a sunny, south-facing aspect that features mature trees, established perennials, a productive vegetable garden, and a large deck perfect for BBQs and outdoor gatherings. A new front walkway enhances curb appeal, and the spacious parking pad (a perfect spot for a future dream garage) provides ample parking for residents and guests alike.

Located close to Vivo Rec Centre, schools, grocery stores, and with easy access to both Stoney Trail and Deerfoot Trail, this home combines thoughtful design, pride of ownership, and exceptional value. It's a place you can grow intoâ€”and grow with.

Built in 2007

### **Essential Information**

MLS® #	A2225635
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	325 Covecreek Close Ne
Subdivision	Coventry Hills
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 0J4

### Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, On Street, Oversized, Parking Pad, RV Access/Parking

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Garden, Irregular Lot, Landscaped, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	3
Zoning	R-G

### Listing Details

Listing Office	Real Broker
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