



**GRASSROOTS**  
REALTY GROUP

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**53 Coventry Close NE**  
**Calgary, Alberta**

**MLS # A2216092**



**\$620,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,692 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Other, Pa		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, See Remarks, Stucco, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage		
<b>Inclusions:</b>	none		

MASSIVE PRICE REDUCTION FOR A QUICK SALE! BACK TO THE MARKET BECAUSE OF FINANCING! NEW PRICE ADJUSTMENT FOR A QUICK SALE! 53 Coventry Close NE | 5 BED | 4 BATH | 2 LIVING ROOMS | 2 DINING AREAS | SEPARATE ENTRANCE | BACKS ONTO GREEN SPACE This is the one you've been waiting for! Fully loaded, move-in ready, and perfect for a large or multi-generational family — with a mortgage-helper suite in the illegal basement and a new side entrance already in place! ?? Standout Features: Brand NEW ROOF & SIDING Freshly Painted Throughout New Concrete Walkway + Side Entrance Modern Kitchen w/ Upgraded Black Appliances, Brand New Stove & Range 2-Year Hot Water Tank Low-Maintenance Landscaping West-Facing Backyard with Deck & Green Space Views Zoned R-2 — Great for Two Families ?? Spacious & Functional: 4 Big Bedrooms Upstairs 1-Bedroom illegal Basement Suite (Illegal, with full kitchen + bathroom) Tenant in Place — Willing to Stay! Private Side Entry 2 Gas Fireplaces, Oversized Yard, Fenced, and Full of Light! ?? Location You'll Love: 2-Min Walk to Northlights Elementary Walk to 2 High Schools + 3 More Nearby Schools Quick Access to Stoney, Country Hills, & Deerfoot Surrounded by Shops, Banks, Restaurants, Parks & Transit!