



GRASSROOTS
REALTY GROUP

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12739 Coventry Hills Way NE
Calgary, Alberta

MLS # A2226677



\$758,800

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage		

Inclusions: A complete set of appliances is available in the basement. Please schedule a viewing to preview the property

Fully Renovated | Income Potential | \$100,000 in Upgrades | 3 Bedrooms Upstairs + Large Bonus Room | Main Floor Office | 2-Bedroom Basement with Private Entry This beautifully renovated 5-bedroom home is an exceptional opportunity for investors, large families, or first-time buyers seeking rental income or multi-generational living. Featuring \$100,000 worth of renovations, this home blends modern elegance with functionality across all levels. Main Floor Highlights: Open-concept kitchen and dining space — perfect for family gatherings Spacious living room ideal for entertaining or relaxing Main-floor office that can also serve as a 6th bedroom Convenient 2-piece bath and dedicated laundry room Upstairs Features: 3 generously sized bedrooms, including a primary suite with ample closet space A large bonus room, ideal for a second living space, playroom, or home theater 2 fully renovated bathrooms with modern vanities, toilets, and fixtures Basement Features: 2 additional bedrooms Full kitchen, 4-piece bathroom, and private laundry with NEW washer & dryer (2025) Private entry through side door via garage/mudroom, perfect for tenant privacy Upgrades & Renovations Include (\$100,000+): New hot water tank (2025) Quartz countertops and brand-new stainless steel kitchen appliances New vinyl plank flooring throughout Fresh paint, modern lighting fixtures, and fully redone bathrooms New siding and roof recently replaced Exterior Perks: Prime corner lot with back alley access Extra rear parking space for multiple vehicles or RV Location Benefits: Easy access to Deerfoot Trail, Stoney Trail, and the airport Walking distance to 6 schools — a dream for families Nearby ridge paths for walking and biking Whether you want to live upstairs and rent out the basement, or rent both levels for maximum cash flow, this property checks every box.

Turnkey, stylish, and income-ready — this is the home you’ve been waiting for. Schedule your private tour today before it’s gone!