



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**11432 Coventry Boulevard NE**  
**Calgary, Alberta**

**MLS # A2228748**



**\$645,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Separate Entrance, Tankless Hot Water		

**Inclusions:** None

Welcome to this beautifully maintained, FULLY FINISHED WALK-OUT 2-storey home located in one of Calgary's friendliest communities—Coventry Hills. Situated on a generous 40'4"-WIDE LOT, this home has been tastefully upgraded and thoughtfully cared for. Step inside to discover laminate flooring, newer full-height kitchen cabinets with soft-close drawers, quartz countertops, stainless steel appliances, pot lights, and a stylish tile backsplash. Comfort meets convenience with an A/C unit, ON-DEMAND HOT WATER SYSTEM, newer rear fence, and a SIDE CONCRETE WALKWAY. The bright and spacious walkout basement is a standout feature, offering a cozy bedroom, full bathroom, wet bar, and a welcoming family room—perfect for movie nights or game days. With its SEPARATE ENTRY and functional layout, there's potential to create a suited basement, adding flexibility and long-term value. Upstairs, you'll find a large primary suite, two more generously sized bedrooms, and two full bathrooms, providing ample space for the entire family. The main living area is filled with natural light and features a fireplace, creating a warm and inviting space for relaxing or entertaining. The backyard opens up to your walkout patio—ideal for hosting summer BBQs or enjoying a quiet evening with loved ones. All of this in a vibrant neighbourhood with quick access to top amenities like Vivo Recreation Centre, Real Canadian Superstore, Landmark Cinemas, schools, parks, major roads and more. BONUS POINTS: NEW ROOF, NEW SIDINGS, NEW GUTTERS, NEWER GARAGE DOOR. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*