



**GRASSROOTS**  
REALTY GROUP

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**66 Coville Circle NE**  
**Calgary, Alberta**

**MLS # A2230460**



**\$557,500**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Landscaped, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** None

Welcome to this wonderful starter home in the desirable Coventry Hills community! This recently renovated and very well-maintained 2-storey, NO-CARPET home with SOLAR PANELS is ideal for first-time home buyers or investors. As you enter the house, you will be welcomed with an inviting layout that combines functionality with style. The bright and spacious living room with huge windows is perfect for gathering with loved ones. The spacious kitchen with QUARTZ countertop, stainless steel appliances, which seamlessly flows into the dining space, offers plenty of space for entertaining. The main floor boasts stylish LUXURY VINYL PLANK flooring throughout (renovated in 2024), along with a convenient 2-piece powder room. Upstairs, you will find HARDWOOD FLOORS throughout. This level features a good-sized primary bedroom filled with natural light with a spacious closet. Two additional bedrooms and a 3-piece full bathroom complete this floor. The fully developed basement with a versatile rec room, one bedroom, and a recently renovated full bathroom adds more value and space to this beautiful home. A fenced backyard with a deck is perfect for kids, pets, or summer BBQs. A detached double garage is ideal for those winter times. Recent upgrades include a water tank (2022), roof (2024), and a basement bathroom renovation (2024). In addition, appliances were recently changed: Washer, refrigerator, and stove (2022). Dryer, dishwasher, and microwave (2025). Solar panels were recently installed in May 2025. PLUS, you are just minutes away from VIVO Recreation Centre and the public library, offering endless opportunities for fitness, sports, and learning. Don't miss your chance to own this well-maintained home in a prime Coventry Hills location—book your showing today!

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