



**GRASSROOTS**  
REALTY GROUP

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**220 Coventry Road NE**  
**Calgary, Alberta**

**MLS # A2231387**



**\$499,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**\*OPEN HOUSE SUNDAY 12-3PM\*** Welcome to this beautifully maintained and move-in-ready home, perfect for those with a busy lifestyle. The front yard features a stunning rock garden that adds curb appeal while requiring minimal upkeep. Step inside to a bright and spacious living room with soaring ceilings, a full-size window that floods the space with natural light, and a cozy fireplace accented by striking exotic stonework. Built-in ledges provide the perfect spot to display your favorite décor or collectibles. Upstairs, you'll find an open-concept kitchen complete with a wrap-around breakfast bar and casual dining area. The oversized primary bedroom offers ample space to unwind, while a stylish 4-piece bathroom adds both convenience and comfort. The airy second bedroom overlooks the living room below in a unique loft-style layout. The fully developed basement expands your living space with a generously sized family room featuring plush carpet and large windows. The fenced backyard offers plenty of room for a future double detached garage, making this home as practical as it is charming. Situated on a quiet street, this home is just minutes from schools, public transit, shopping centers, a movie theatre, public library, and Vivo recreation centre.