



GRASSROOTS
REALTY GROUP

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

11476 Coventry Boulevard NE
Calgary, Alberta

MLS # A2240149



\$550,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC-1
Utilities:	-

Inclusions: NA

This newly renovated single-family home in Coventry Hills is ideal for a small family. Located near five schools in Coventry, it features a double attached garage, 3 bedrooms, 2.5 baths, and an unfinished basement ready for your personal touch. The spacious backyard offers a large patio and potential RV parking. Recent major renovations include fresh paint throughout, new light fixtures, stone countertops in the kitchen and bathrooms, and new LVP flooring and new carpets. Toilets, sinks, and faucets have also been updated, making this home truly move-in ready. Additional updates provide peace of mind: roof (2025), HWT (2023), and garage door (2022). Enjoy proximity to shopping, restaurants, major routes, rec center, theatres and other amenities. Don't miss this opportunity. Contact your favorite realtor today.