



**GRASSROOTS**  
REALTY GROUP

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**11985 Coventry Hills Way NE**  
**Calgary, Alberta**

**MLS # A2247913**



**\$399,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Coventry Hills                     |               |                   |
| <b>Type:</b>     | Residential/Other                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 1,218 sq.ft.                       | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                          |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space       |               |                   |

|                    |                                 |
|--------------------|---------------------------------|
| <b>Heating:</b>    | Forced Air                      |
| <b>Floors:</b>     | Carpet, Linoleum                |
| <b>Roof:</b>       | Asphalt Shingle                 |
| <b>Basement:</b>   | Full, Unfinished                |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        |
| <b>Foundation:</b> | Poured Concrete                 |
| <b>Features:</b>   | No Animal Home, No Smoking Home |

|                   |                 |
|-------------------|-----------------|
| <b>Water:</b>     | -               |
| <b>Sewer:</b>     | -               |
| <b>Condo Fee:</b> | \$ 355          |
| <b>LLD:</b>       | -               |
| <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Utilities:</b> | -               |

**Inclusions:** N/A

Welcome to this charming 3-bedroom, 1.5-bathroom, 2-storey townhouse in the heart of Coventry Hills. Perfectly situated in a quiet neighborhood, this home backs onto green space and sits right across from a park – offering both privacy and a family-friendly setting. The main floor features a bright and functional layout with a cozy fireplace, a spacious living and dining area, a modern kitchen with stainless steel appliances, and a convenient half bathroom. Upstairs, you’ll find three well-sized bedrooms and a full bathroom, providing plenty of space for family or guests. The unfinished basement is ready for your creative touch – ideal for a home gym, rec room, or additional storage. Enjoy the convenience of a single attached garage and low-maintenance living in one of Calgary’s most desirable communities. Schools, shopping, transit, and all amenities are just minutes away.