



GRASSROOTS
REALTY GROUP

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11985 Coventry Hills Way NE
Calgary, Alberta

MLS # A2247913



\$399,999

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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OPEN HOUSE, Sunday, Aug 24th, 1 - 3 PM. 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.