



**GRASSROOTS**  
REALTY GROUP

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**295 Coventry Road NE**  
**Calgary, Alberta**

**MLS # A2253150**



**\$574,999**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Coventry Hills         |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.           | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                   |

|                    |                                        |
|--------------------|----------------------------------------|
| <b>Heating:</b>    | Forced Air                             |
| <b>Floors:</b>     | Carpet, Vinyl Plank                    |
| <b>Roof:</b>       | Asphalt Shingle                        |
| <b>Basement:</b>   | Finished, Full                         |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame               |
| <b>Foundation:</b> | Poured Concrete                        |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-G |
| <b>Utilities:</b> | -   |

**Inclusions:** N/A

**UPGRADE BI LEVEL HOME | FRONT ATTACHED GARAGE | CLOSE TO ALL LEVELS OF SCHOOL | BACK TO WALKWAY |**  
Welcome to this delightful 3-bedroom, 2-bathroom home located in the heart of the vibrant Coventry Hills community. From the moment you arrive, you'll notice the inviting curb appeal and thoughtful design that makes this property stand out. A large foyer welcomes you to the inside with a bright and open main floor featuring a spacious living room filled with natural light, a functional kitchen with plenty of cabinetry, a kitchen island adding more seats for dining and gathering. The main floor boasts 2 spacious bedrooms including the primary room of large size and a walk-in closet. The fully developed basement adds even more living space with another bedroom and bathroom, a large rec room, storage and utility room. Step outside to enjoy a private backyard with a deck, perfect for summer BBQs and gatherings. **MANY RECENT UPDATES (2025)** includes : New roof. New eavestrough and downspout. New garage door. Update exterior light fixtures and LED bulbs. Add Quality Stone panels to the exterior. New water heater. Update stove, hood fan, refrigerator, washer, and dryer. Update floor with composite flooring for the entryway, kitchen, dining, and bathrooms. Update doors and trims throughout. New Paint throughout. Resurfacing all kitchen and bathroom cabinets. Update main floor bathroom sink. Update lighting throughout. Replace all switches and receptacles, and screwless faceplates. Update ceiling fan. Located in a prime location, just steps from Coventry Hills School, Nose Creek School, and St. Clare School, easy access to Deerfoot Trail, Stoney Trail, and Calgary International Airport, close to shopping, parks, and public transit. Don't miss your chance to make this home yours—schedule a private showing today

and experience everything 295 Coventry Road NE has to offer.