



**GRASSROOTS**  
REALTY GROUP

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**35 Coventry Road NE**  
**Calgary, Alberta**

**MLS # A2260484**



**\$519,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance

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

**Inclusions:** N/A

Opportunity Alert!!! View this detached home in the quaint community of Coventry Hills that features a legal basement suite that can be used for extra rental income, or as a mortgage helper. The main level boasts a large open concept living room, laminate floors throughout, 3-beds, a 4-pc bath, and a kitchen with stainless steel appliances (fridge, stove, dishwasher, and microwave-hoodfan). The legal basement suite with its own ground-level private entrance, has laminate flooring throughout, 2-beds, a 4-pc bath, a large open concept living room, and a full kitchen with stainless steel appliances (fridge, stove, dishwasher, and hoodfan). Each unit has its own separate laundry. Outside, enjoy a paved front driveway with room for 2 vehicles, plus a low-maintenance backyard with 2 additional parking spots & potential for RV parking. This home is conveniently located steps away from a playground & school, and provides quick access to grocery stores & shopping, the theater, and the Vivo Centre with library, gym, swimming, climbing, and more! View this home today before it's gone!