



GRASSROOTS
REALTY GROUP

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145 Coventry Place NE
Calgary, Alberta

MLS # A2262570



\$575,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,078 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Separate Entrance		

Inclusions: None

Welcome to this beautifully updated 4-level split situated on a massive 8,137 sq. ft. lot with RV parking! This spacious home offers 4 bedrooms and 2 full bathrooms, perfect for a growing family. You'll appreciate the many recent updates including new shingles, siding, and eavestroughs (2025), new carpet upstairs (2024), new laminate flooring (2025), new washer & dryer (2023) -all adding comfort and peace of mind for years to come. The bright walk-up basement provides convenient access to the backyard and offers excellent potential for a separate entrance or future suite (subject to city approval). The large yard is ideal for entertaining, kids, pets, or storing your RV and toys. There are also apple trees, pear tree & raspberry bushes in the backyard along with a firepit & a hot tub (negotiable). This home is in a prime location—just a 5-minute walk to the storm pond, parks, and many retail amenities, and within walking distance to six schools. Quick and easy access to Deerfoot Trail, Stoney Trail, and the airport makes commuting a breeze. Don't miss this rare opportunity to own a home on a huge lot with so many updates and unbeatable convenience!