

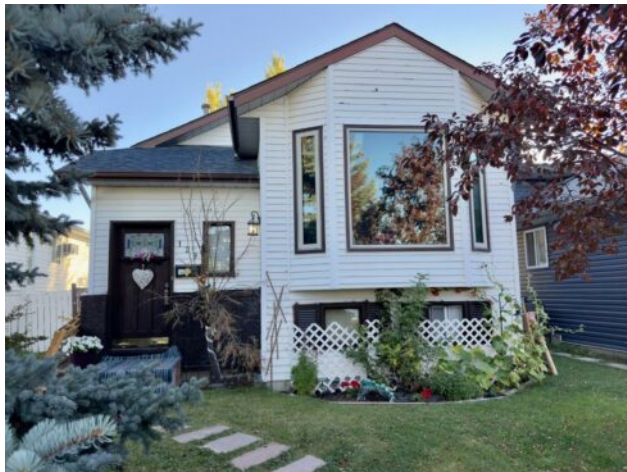


GRASSROOTS
REALTY GROUP

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129 Coventry Place NE
Calgary, Alberta

MLS # A2263005



\$434,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,040 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Sold in As Is Condition. This 1,040 sq. ft. bi-level home, located on a quiet cul-de-sac, offers a solid foundation, spacious landscaped yard, and exceptional renovation potential, making it ideal for investors or buyers with vision. Featuring three bedrooms, a four-piece main bathroom, and an unfinished basement that provides a blank canvas for additional living space, this property combines flexibility with strong structural integrity. The existing functional kitchen with stainless steel appliances offers a great starting point for updates, while the landscaped yard adds curb appeal. Located in the family-friendly community of Coventry Hills, residents enjoy access to Vivo for Healthier Generations with pools, fitness facilities, and a library, nearby sports complexes, over 10 parks and playgrounds, convenient shopping and dining options, and proximity to schools including Coventry Hills School, St. Clare School, Nose Creek School, and North Trail High School. This home presents an excellent opportunity to invest in a well-located property with significant upside potential—schedule your private viewing today!