



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

87 Coventry Road NE
Calgary, Alberta

MLS # A2267461



\$500,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Cistern/Rain Barrel, Shed

Welcome to 87 Coventry Road! This fully developed 4-bedroom, 2.5-bath home offers exceptional value and comfort in a family-friendly community. Recent updates include new shingles, siding, eavestroughs & furnace giving the home a fresh and modern exterior. Enjoy central air conditioning (2021) for year-round comfort. There is a reverse osmosis water filter in the kitchen. The fridge, stove, dishwasher were all replaced between 6-10 years ago. The bright and inviting main floor features an open layout perfect for family living and entertaining. Upstairs you'll find 3 good-sized bedrooms, while the fully developed basement adds a 4th bedroom, additional living space, and a 3 piece bath. This beautiful yard has a ornamental cherry tree, chum tree (cherry plum hybrid), 4 haskap (honey berry) bush that produces delicious sweet berries, rose bush, gooseberry bush, 3 different type of strawberries, pink rose bush, black/red/golden raspberries, sour cherry & a Saskatoon berry bush. The seller is including a 1100 litre cistern at the rear of the home so the new owner can easily and economically water these plants/trees. Located within walking distance to 6 schools, parks, pathways, and transit, this is the ideal spot for growing families or investors alike. Whether you're looking for your perfect starter home or a great investment property, 87 Coventry Road checks all the boxes!