



GRASSROOTS
REALTY GROUP

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311 Coventry Circle NE
Calgary, Alberta

MLS # A2271412



\$575,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this inviting two-storey home in Coventry Hills! The bright main floor features a family room with large windows that flood the space with natural light. The open kitchen includes ample cabinetry, appliances, and a dining area with direct access to a generous deck — perfect for outdoor entertaining. A convenient 2-piece bath on this level adds comfort for family and guests. Upstairs you'll find two secondary bedrooms, a 3-piece bath, and a primary suite complete with a walk-in closet and a 4-piece ensuite. The fully developed basement expands the living area with an additional family room and a bedroom. The private backyard is ideal for gatherings with family and friends. Located close to playgrounds, shopping, schools, the library, a recreation centre, public transit, and major routes (with easy access to the airport), this home combines comfort and convenience. Book your private showing today!