



GRASSROOTS
REALTY GROUP

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13 Coville Gardens NE
Calgary, Alberta

MLS # A2272026



\$499,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot		

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

Inclusions: N/A

****OPEN HOUSE this SAT, Nov 22nd at 2-4PM**** Bright 2-Storey Home Facing Park | Quiet Cul-de-Sac, SE Backyard & Finished Basement Welcome home to this inviting 2-storey in Coventry Hills, tucked away on a quiet cul-de-sac and facing a small park—a lovely green view right from your front door. Offering 3+1 bedrooms, 2.5 baths, and 1,750 sq.ft. of developed living space, this home is perfect for growing families. Step inside to a spacious and bright Living Room featuring a cozy gas fireplace, charming bay window, and new vinyl plank flooring on the main level, creating a warm and welcoming space for everyday living. The functional Kitchen flows into a well-sized Dining Room, ideal for family meals and gatherings. From here, step out onto the big deck and expansive south-east facing backyard—beautifully landscaped with garden areas, back-lane access, and plenty of room for kids, pets, and summer entertaining. A convenient half bath completes the main level. Upstairs offers a total of 3 bedrooms, including a spacious Primary Bedroom with walk-in closet, along with a 4-piece main bath. The finished Basement adds even more living space with a large Recreation Room, 4th Bedroom, and a 3-piece bath combined with the laundry area—perfect for guests, teens, or a home office setup. Recent upgrades include a new roof shingles, siding, eavestrough, and gutters; storm door will be replaced; new carpet in the bedrooms; and fresh paint throughout. Situated on a quiet cul-de-sac in family-friendly Coventry Hills, this home is just minutes from schools, parks, playgrounds, and everyday shopping, with quick access to Stoney Trail, Deerfoot, and the airport.