



GRASSROOTS
REALTY GROUP

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11985 Coventry Hills Way NE
Calgary, Alberta

MLS # A2272212



\$355,888

Division:	Coventry Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Huge Price Improvement! Step into this delightful 3-bedroom, 1.5-bath, two-storey townhouse located in the heart of Coventry Hills. Set in a quiet neighbourhood, the home backs onto peaceful green space and is directly across from a park—offering both privacy and a welcoming, family-oriented environment. The main level showcases a bright, well-designed layout with a cozy fireplace, generous living and dining areas, a modern kitchen equipped with stainless steel appliances, and a convenient half bath. Upstairs, you’ll find three comfortably sized bedrooms and a full bathroom, providing plenty of room for family members or overnight guests. The unfinished basement is a blank canvas, perfect for creating a home gym, rec room, or additional storage space. A single attached garage adds everyday convenience, along with the low-maintenance lifestyle this property offers. Located in one of Calgary’s most sought-after communities, you’ll be just minutes from schools, shopping, transit, and all major amenities.