



GRASSROOTS
REALTY GROUP

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149 Coventry Court NE
Calgary, Alberta

MLS # A2275096



\$585,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

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

Inclusions: n/a

Open House Saturday January 10th 1-3PM Welcome to this bright and spacious 3-bedroom family home offering 1,868 sq ft of thoughtfully designed living space, ideal for growing families or anyone looking for comfort and functionality. Freshly painted throughout, the home features hardwood floors across the main level and an open-concept layout connecting the kitchen, dining, and living areas—perfect for everyday living and entertaining. The kitchen is equipped with a central island, ample cabinetry, and excellent sightlines, while a front den provides flexible space for a home office, playroom, or additional sitting area. Upstairs, a large bonus room with cozy fireplace and abundant natural light creates the perfect gathering space. The upper level also includes a spacious primary retreat with walk-in closet and ensuite featuring dual sinks and an oversized shower, along with two additional bedrooms and a full four-piece bathroom. The unfinished basement offers excellent future development potential, while recent exterior upgrades—including a new roof, new siding, and new eavestroughs—add peace of mind and enhanced curb appeal. An attached garage completes the package. Step outside to a good-sized deck with gas line overlooking a large, fully fenced backyard, ideal for kids, pets, and outdoor entertaining. A fantastic opportunity for families seeking space, functionality, and a great backyard, all in a convenient location close to schools, parks, amenities, and major roadways with easy access to downtown and the airport.