



GRASSROOTS
REALTY GROUP

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419 Coventry Road NE
Calgary, Alberta

MLS # A2276385



\$474,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	903 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: 2 Side tables in Master Bedroom, Bed Frame in Master, mattress, couch, dining room table with 4 chairs

This charming bi-level home is ideally located on a quiet street in the desirable community of Coventry Hills, just a short walk to the local school, perfect for families or future resale value. Thoughtfully updated throughout, the home welcomes you with freshly painted principal rooms on the main floor and in the primary suite. The open-concept layout feels bright and inviting, centred around a functional kitchen, open dining area, and a comfortable living room, a seamless space for everyday living and easy entertaining. The main level features two well-proportioned bedrooms, including a sunny primary retreat with a walk-in closet. The lower level is enhanced by large sunshine windows, offering an abundance of natural light and a true extension of your living space. It includes brand new carpet throughout, a generous recreation room, freshly painted bedroom, and a 3pc bathroom. Outside, the curb appeal has been elevated with freshly painted exterior trim and front porch, new siding on two sides of the home, and a new roof for peace of mind. The private backyard is perfect for summer enjoyment, featuring a large concrete patio for barbecues, morning coffee, or quiet evenings. The double parking pad is awaiting your dream garage. Move-in-ready and situated close to parks, schools, shopping, and transit, this home is an ideal fit whether you're a first-time buyer, downsizer, or growing family.