



**68 Coventry Green NE
Calgary, Alberta**

MLS # A2286238

\$540,000



Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,756 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Storage		

Inclusions: Storage Shed, TV Wall mounts, Wall mounted shelves, Tire racks, garage shelving, Garden beds

OPEN HOUSE SATURDAY FEBRUARY 14TH 2PM-4PM! Welcome to this beautifully maintained two-storey home in the established and family-friendly community of Coventry Hills. Offering 1,756 sq ft of thoughtfully designed living space, 3 bedrooms, 3 bathrooms, and an unfinished basement ready for your future vision, this home delivers comfort, functionality, and unbeatable convenience. From the moment you step inside, you're greeted by soaring vaulted ceilings and a bright, open entryway that creates an immediate sense of space. The main level features warm-toned flooring, large windows that flood the home with natural light, and a seamless flow between the living, dining, and kitchen areas — ideal for both everyday living and entertaining. The kitchen offers ample cabinetry and counter space, a central island for prep and gathering, and a sunny dining nook overlooking the backyard. Patio doors lead directly to the oversized deck, creating effortless indoor-outdoor living during the warmer months. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat complete with its own private ensuite and generous closet space. Two additional bedrooms and a full bathroom complete the upper level, making this an ideal layout for families. The unfinished basement provides excellent potential for future development — whether you envision a rec room, home gym, office, or additional bedroom, the space is ready for your personal touch. Step outside and enjoy the established landscaping, oversized deck, and garden beds — perfect for relaxing, entertaining, or cultivating your own backyard oasis. The attached garage is insulated and drywalled, adding year-round functionality and comfort. Location is where this home truly shines. Just a 5-minute walk to the local elementary school, 10 minutes to Calgary International

Airport, and only minutes from all major amenities including grocery stores, restaurants, movie theatre, Home Depot, Canadian Tire, Superstore and more — everything you need is right at your fingertips. This is the perfect opportunity to own a well-cared-for home in one of NW Calgary's most convenient and established communities.