



435 Coventry Road NE
Calgary, Alberta

MLS # A2290820



\$479,900

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|------------------|---|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 906 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | RV Carport | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Gazebo, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Chandelier, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: none

Welcome to this well kept bi-level home in the established community of Coventry Hills, where comfort, functionality, and location align. Step inside to a bright and inviting layout with the living, dining, and kitchen spaces flowing seamlessly together. The main level offers a comfortable living area for both quiet evenings and hosting family and friends, while the kitchen connects naturally to the dining space to create a practical hub for everyday living. Two well-positioned bedrooms on the main floor provide privacy and flexibility, including a primary bedroom designed as a peaceful retreat, complemented by a full bathroom for added convenience. The finished basement expands the home with an additional bedroom, another full bathroom, and a generous family room ideal for a media space, playroom, or secondary lounge. Outside, a spacious deck sets the stage for summer barbecues or relaxing evenings. Located less than five minutes from Real Canadian Superstore, schools, transit, and major routes including Stoney Trail, this home delivers everyday convenience within a well-established neighborhood. Schedule your viewing today!