



**78 Coventry View NE**  
**Calgary, Alberta**

**MLS # A2293893**



**\$537,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,454 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Refrigerator in basement, Microwave in basement, BBQ Shelves in garage,		

Welcome to 78 Coventry View NE — a four-level split with a walkout nestled in the heart of Coventry Hills, one of Calgary's most established family communities. Built in 1999 and well cared for with new shingles on the house in 2023, a new furnace in 2025, and a new hot water tank in 2025, this home is move-in ready with the major upgrades already done and quick possession available. Walk up to the covered front porch and step inside. Skylights above the foyer immediately fill the entry with natural light, and as you head up a half flight of stairs to the main level, vaulted ceilings open everything up and give the home an airy, spacious feel. The living room, dining room, and kitchen flow openly together — the kind of layout that works whether you're hosting a dinner party or just enjoying a quiet evening at home. A bay window in the living room brings in plenty of sunshine, the dining room has space for a full table and family gatherings, and the kitchen keeps things practical with oak cabinetry, a dishwasher, electric stove, range hood, a skylight above, and a handy pantry tucked around the corner. A separate side entrance on this level provides its own walkout, making it easy to come and go. Upstairs, three bedrooms and a four-piece bathroom round out the upper level. The primary bedroom has room for a king bed with space to spare, and two additional bedrooms across the hall work well for kids, guests, or a home office — each with good closet space and natural light. Back down past the foyer, the walkout level opens into a spacious family room — a versatile space that's perfect for movie nights, a play area, or a second living room. A three-piece bathroom adds convenience, and the walkout leads straight into the south-facing backyard — fenced, private, and made for summer barbecues. One level below, the lower level is ready for your

finishing touches with a bathroom rough-in already in place, along with generous storage and a utility area. The oversized detached double garage out back measures 21'6" by 21'5" &mdash; enough room for two vehicles plus workshop space, seasonal storage, or all the extras an active family collects, with easy back lane access. Coventry Hills puts you right where you want to be &mdash; schools are close by, shopping is just minutes away at Country Hills Town Centre, the community pond and playgrounds are steps from your door, and getting across the city is easy with Deerfoot Trail and Stoney Trail both nearby. Visit the virtual tour in the links.