



31 Coventry Lane NE
Calgary, Alberta

MLS # A2299352



\$379,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,199 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Welcome to this charming and well-maintained 2-storey home offering a total of 1,736 sq. ft. of developed living space, including a fully finished basement—perfect for growing families or savvy buyers looking for space and comfort. The main floor (559+ sq. ft.) features a bright and functional layout designed for everyday living and entertaining. Enjoy a spacious kitchen (approx. 184 sq. ft.) with plenty of cabinetry and counter space, seamlessly flowing into a generous dining area—ideal for family meals and gatherings. The cozy living room (approx. 164 sq. ft.) offers a warm and inviting space to relax, while a convenient 2-piece bath completes the main level. Upstairs, the second floor (536+ sq. ft.) offers 3 well-proportioned bedrooms, including a comfortable primary bedroom (approx. 133 sq. ft.), along with two additional bedrooms—perfect for kids, guests, or a home office. A full 4-piece bathroom serves the upper level, providing both functionality and convenience. The fully developed basement (488+ sq. ft.) adds incredible value, featuring a large recreation room (over 260 sq. ft.)—ideal for movie nights, a play area, or entertaining space. There’s also a 3-piece bathroom and a generously sized laundry area, making this lower level both practical and versatile. Step outside and fall in love with the huge pie-shaped lot, offering a beautiful backyard oasis. Enjoy a stunning garden with few trees and vibrant perennials—perfect for relaxing, gardening, or entertaining. The patio area is ideal for summer BBQs with family and friends or simply unwinding with a book surrounded by nature. Major updates add even more value and peace of mind, including a brand new furnace and a hot water tank replaced in January 2026, ensuring efficiency and reliability for years to come. This home shows true pride of ownership—very well

maintained and in mint condition, move-in ready for its next owners. Located in a quiet, family-friendly neighborhood, yet just minutes from schools, restaurants, coffee shops, groceries, and everyday amenities. Enjoy quick and easy access to Vivo Leisure Centre, Deerfoot Trail, Stoney Trail, Calgary International Airport, CrossIron Mills, and downtown—making commuting and daily errands effortless. Very affordable and offering exceptional value! Why settle for a townhouse when you can own a fully detached home—often for the same price or even better? So, don’t miss this rare opportunity to own a detached home with this much space, value, and location—book your showing today!