



**303 Coventry Close NE
Calgary, Alberta**

MLS # A2299541



\$549,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: (All) Light Fixtures

Welcome to this beautifully updated and spacious 4 bedroom, 2.5 bathroom home, fully developed and ideally located across from green space and just around the corner from the school—perfect for families seeking both convenience and lifestyle. From the moment you arrive, you’ll notice the pride of ownership with exterior upgrades including newer siding on the northwest and west sides, brand new roof 2024, a recently completed west-side fence, and a new back deck, ideal for enjoying sunny afternoons. The oversized 22x22 garage adds incredible functionality for parking, storage, or a workshop. Inside, the home has been thoughtfully refreshed with new vinyl flooring and fresh paint throughout, creating a bright and modern feel. The updated kitchen features new cabinetry and countertops, along with a brand-new refrigerator (2026) and updated washer and dryer (2025). Large windows—including an updated living room window and replaced patio door, bring in an abundance of natural light, while updated blinds add a polished finish. Major mechanical upgrades provide peace of mind, including an updated furnace (2023) and the full replacement of Poly-B plumbing (2024). Upstairs, the primary bedroom is a true retreat, offering a walk-in closet and ample space to comfortably accommodate a California king bed. The fully developed basement expands your living options with additional bedroom space, a full bathroom, and room for recreation, guests, or a home office. Move-in ready and ideally positioned in a family-friendly location, this is a fantastic opportunity to own a home that truly checks all the boxes.