



11 Coventry Link NE
Calgary, Alberta

MLS # A2299576



\$465,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wood Windows		

Inclusions: Desk in basement, back shed

This lovely two-storey home in the Hann's of Coventry Hills is located within walking distance of schools, parks, and all amenities. Great curb appeal with stamped concrete walkway leading to the front covered veranda and all around the house to the back stamped patio. Enter into a welcoming large entranceway to a bright, open-concept main floor. The living room boasts a corner gas fireplace with niche and hardwood flooring. Archway into the large kitchen and nook with Oak cabinetry and an island with double sink overlooking the eating area with large windows with expansive views of the backyard. This is a fabulous space to make into your own living retreat with sunshine galore. The main level also has a 2-pc bathroom off the back door and stairways leading to the upper and lower levels. The upstairs primary suite has a large walk-in closet as well as direct access to the 4-pc bath. The additional two bedrooms also have walk-in closets and overlook the back yard. The unspoiled basement awaits your creative input with a large egress window. With a little TLC this 3-bedroom property has room for your growing family and the large lot and access to a back alley lends itself to developing the garage of your choice. New shingles, eaves, and some repaired siding as well as newer washer and dryer - hot water tank was replaced in 2021.