



**125 Coventry Crescent NE
Calgary, Alberta**

MLS # A2304626



\$609,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,844 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Square Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated 2-storey home in the desirable community of Coventry Hills, offering over 1,840 sq. ft. of functional living space, a sunny south-facing backyard, and outstanding value for families or investors alike. Situated on a quiet crescent, this move-in ready home features upgraded hardwood flooring throughout the main and upper levels, creating a warm and modern feel from the moment you step inside. The spacious kitchen offers updated cabinetry, a large central island, ample workspace, and a bright dining area, making it perfect for everyday living and entertaining. Upstairs, you’ll find a huge bonus room with vaulted ceilings and a cozy gas fireplace, along with three generously sized bedrooms, including a spacious primary bedroom with dual closets and a private ensuite featuring dual sinks, a corner soaker tub, and a separate shower. The undeveloped basement offers excellent potential for future customization, while the sunny south-facing backyard features a massive raised deck, mature landscaping, and plenty of room for outdoor enjoyment. Major upgrades completed since 2020 include the kitchen cabinets, central island, hardwood flooring, washer, dryer, stove, over-the-range microwave hood fan, refrigerator, and dishwasher. Additional updates include central air conditioning installed in 2022 and a brand new furnace in 2025. Located close to schools, parks, shopping, Vivo Recreation Centre, and major roadways, this well-maintained home offers exceptional space, comfort, and value in one of Coventry Hills’s most convenient locations.