



GRASSROOTS
REALTY GROUP

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28 Coventry Lane NE
Calgary, Alberta

MLS # A2156706



\$449,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	748 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

| PRICE DROPPED \$50,000| Explore this charming detached 4-level split home, perfect for first-time buyers, now with an updated finished basement. Offering over 1100 sq ft of thoughtfully designed living space, this home features an open-concept living room, dining nook, and kitchen with vaulted ceilings and abundant natural light from South and West-facing windows. The bright and functional kitchen includes ample cabinet and counter space. The home includes two bedrooms and two full bathrooms for privacy, with an upper-level den ideal for a home office. Enjoy hardwood floors on the main level, and a newly finished basement that adds even more versatile space. The large 2-tiered deck is great for outdoor entertaining, and there's a private balcony off the master bedroom. Additional features include parking for two vehicles. Located on a quiet cul-de-sac, the home provides easy access to major routes and all essential amenities, with downtown just a 15-minute drive away. Don't miss out!