



GRASSROOTS
REALTY GROUP

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223 Coville Close NE
Calgary, Alberta

MLS # A2195908



\$719,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,022 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Basement suite include fridge, stove, washer/dryer

!!BACK ON MARKET DUE TO FINANCING!!Exquisite Luxury Home in Coventry Hill ‐ Fully Renovated & Move-In Ready!
Welcome to this stunning front-garage luxury home nestled in the highly sought-after community of Coventry Hill. Elegantly designed and fully renovated with premium materials, this home is the perfect blend of modern upgrades and timeless charm—truly a rare find!
Main Floor Elegance *Spacious main-floor bedroom ‐ ideal for guests or multi-generational living * Brand-new premium kitchen featuring high-end finishes and modern appliances * Open-concept living & dining area with fresh new paint and stylish new vinyl flooring * Convenient half-washroom for added functionality
Second Floor Comfort *Three generously sized bedrooms, including a luxurious primary attached washroom * Two full bathrooms, thoughtfully designed with quality finishes * Expansive bonus room ‐ perfect for a family lounge, office, or entertainment space
Newly Developed Basement illegal Suite *One-bedroom illegal suite with a separate side entrance * Ideal for extended family or potential rental income
Additional Highlights *Front-attached garage for convenience and curb appeal *Fully upgraded with premium materials ‐ turn-key and move-in ready!
*Located in the vibrant Coventry Hill community, close to parks, schools, shopping, and amenities
This home is a true gem—a rare opportunity to own a fully renovated, modern, and functional home in a fantastic neighbourhood. Don’t miss out—book your private viewing today!