



GRASSROOTS
REALTY GROUP

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319 Coventry Road NE
Calgary, Alberta

MLS # A2207896



\$669,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,600 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, High Ceilings, Kitchen Island		

Inclusions:	N/A
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Discover this beautifully updated 1,609 sq. ft. two-story home with a double attached garage, ideally located within walking distance of three schools in Coventry Hills. The main floor features an open-concept layout with a bright living room, a stylish kitchen with gleaming white quartz countertops and a breakfast nook, plus convenient main floor laundry with direct access to the garage. Updated flooring throughout enhances the modern feel. Upstairs, you'll find three spacious bedrooms plus a huge bonus room that can serve as a fourth bedroom or home office, along with a primary suite featuring a 4-piece ensuite and walk-in closet, and an additional 4-piece bathroom. The fully finished basement offers a large recreational/family room, perfect for entertaining. Step outside to a large backyard deck that backs onto green space, a dog park, and scenic walkways. Recent updates include a new asphalt shingle roof (2024), ensuring long-term durability. This move-in-ready home is in a prime location near parks, shopping, and transit—don't miss out on this incredible opportunity!