



**GRASSROOTS**  
REALTY GROUP

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**75 Coventry View NE**  
**Calgary, Alberta**

**MLS # A2211063**



**\$579,880**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-1N
<b>Utilities:</b>	-

**Inclusions:** None

Solid, well built starter home with 50 years anti-hail roof (2021). A nice layout, simply display, a living room with a fireplace, a dining area, a kitchen with a center island and durable flooring on the main. Three decent size of bedrooms and a bathroom upstairs. Fully developed basement with a bedroom, a bathroom and a living room. A huge deck and double garage in the back yard with a back lane. There are updates : Furnace (Nov 2020), HRV (Nov 2020), UV light air purifier (2020) Humidifier (2020) , Hot water tank (2020) and dishwasher (2023). This property, located at Coventry communities, offers walking distance schools, North pointe BRT, Vivo center, commercial areas near by, easy access to Deerfoot Trail and Stoney Trail.