

28 Coventry Lane NE
Calgary, Alberta

MLS # A2156706



\$469,999

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|------------------|---|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 748 sq.ft. | Age: | 1992 (32 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 | | |

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|--------------------|--|-------------------|--------|
| 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 \$30,000| 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!