

323 Coventry Road NE
Calgary, Alberta

MLS # A2208423



\$559,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Work Bench

This well-maintained and updated bi-level home in the heart of Coventry Hills BACKING ONTO GREEN BELT. Offers 3 bedrooms, 2 full bathrooms, and a bright, open layout with east-west exposure, filling the home with natural light throughout the day. The main floor features vaulted ceilings, laminate flooring, and a renovated kitchen complete with granite countertops, stainless steel appliances, and abundant cabinet and counter space. The spacious dining area flows seamlessly onto a large west-facing deck, perfect for enjoying sunny afternoons or hosting gatherings. Upstairs, you'll find 2 generously sized bedrooms, including a large primary suite with walk-in closet and direct access to the updated 4-piece main bathroom. The fully finished lower level offers a bright rec room with a cozy gas fireplace, a third bedroom, a second full bathroom, a laundry/utility room, and tons of storage space. The home backs onto a green belt and is a short walk to nearby parks and two elementary schools, making it ideal for families. Enjoy quick access to Stoney Trail, Deerfoot Trail, shopping centers, restaurants, recreation facilities, and everything this established community has to offer. Additional highlights include a new roof (2024), a double detached garage, and large driveway, and a huge west-facing deck. This move-in-ready gem won't last long—book your showing today!