



95 Coventry Road NE  
Calgary, Alberta

MLS # A2304017



**\$519,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, See Remarks		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Wet Bar		

**Inclusions:** Lawn Mower, Shoe Rack

Welcome to this well-maintained and upgraded home in Coventry Hills! Very nicely kept 3 bdrm + 2 full baths, bi-level, with finished basement, on a quiet street. Approximately 1,700 livable square feet, PAVED back alley way, OVERSIZED double garage, NEW Hot Water Tank (2024) and NEW Roof (2025)! Lots of beautiful light throughout the main level, open kitchen with breakfast bar and room to entertain. The nearby living room is perfect for relaxing, will easily fit a nice sized couch + love seat. The dining area has room for a good-sized table and has french-doors that walk out onto the back deck and lower patio. The Primary Bedroom also gets ample light in the morning, and the nearby 2nd bedroom could also make a great office/den! The lower level has a large recreation/flex room with built-in, custom, WET-BAR and also a sizeable 3rd bedroom. Walking distance to Coventry Hills School (Public) and St Clare School (Catholic) and more schools nearby! Booking your showing now!