



**223 Coventry Road NE**  
**Calgary, Alberta**

**MLS # A2305876**



**\$564,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Kitchen Island, Separate Entrance

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

**Inclusions:** N/A

Welcome to 223 Coventry Road NE! This charming and recently updated 4 bedroom, 4 bathroom home with a separate entrance in the lower level, is ready for its next family! As you cross the inviting covered porch and enter the foyer, you will notice the bright, freshly painted main floor and recently replaced carpet. The living room has a lovely bench seat in the bay window, perfect for pets and children to sit, enjoy the sun, or watch the birds and neighbours stroll by. The living room is open to the dining area, featuring updated lighting, and connects to the bright kitchen with a new dishwasher. The laundry&nbsp;(also recently replaced) and powder room are conveniently located across from the kitchen. The upper floor has three nicely sized bedrooms and the main bathroom. The primary bedroom has been updated to include a 3 piece ensuite. The lower level has been updated with newer carpet, fresh paint and 3 piece bathroom. The lower&nbsp;level has future development potential&nbsp;as it has a separate&nbsp;entrance and an egress window in the bedroom. The backyard is equipped with a large deck, a firepit, and an oversized, double-car garage. The friendly neighbourhood of Coventry offers all the conveniences for family life! There are multiple school options, a Superstore, Sobeys, a Home Depot, and your home would be walking distance to Vivo Recreation Centre. Vivo for Healthier Generations has a swimming pool, two ice rinks, a gym, sports courts and a Calgary Public Library. Vivo offers numerous camps and programs for children, youths and adults so once you move in, sign your family up for Summer fun!&nbsp;