



**262 Coventry Court NE**  
**Calgary, Alberta**

**MLS # A2311590**



**\$629,900**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Granite Counters, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Exceptional value in this beautifully refreshed 2-storey home on a quiet cul-de-sac in desirable Coventry Hills! Offering over 2,100 sq.ft. of developed living space with a double attached garage, this move-in-ready home is close to schools, playgrounds, shopping, restaurants, and the Recreation Centre. The main floor features a spacious entry, flex room/formal dining area, bright family room with gas fireplace, hardwood floors, renovated kitchen with granite countertops, corner pantry, eating area, and 2-piece bath. Upstairs offers 4 bedrooms, including a spacious primary suite with walk-in closet and full ensuite. The fully developed basement includes a large family/recreation area, 2 additional rooms, and laundry. Enjoy the landscaped, fenced yard with an oversized deck. Major upgrades include new siding, roof, fresh paint, A/C, kitchen, flooring, carpet, deck, and concrete walkways. Book your showing today!