



**20 Coventry Way NE
Calgary, Alberta**

MLS # A2317778



\$545,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,547 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: None

OPEN HOUSE: SAT & SUN 1:30 pm- 4:00 PM Welcome to this beautifully updated two-storey home in the heart of Coventry Hills, offering over 1,547 sq.ft. of functional living space, an oversized 21' x 21' garage, and a prime location close to everything a growing family needs. Step inside to discover modern luxury vinyl plank flooring, soaring ceilings in the front foyer, and a bright, open layout featuring a formal living and dining room, a cozy family room and a spacious kitchen with raised maple cabinetry, tile backsplash, ample counter space, and a sunny breakfast nook. The nook opens onto a large deck overlooking the fully fenced backyard—perfect for summer BBQs, kids, and pets. Upstairs you'll find three spacious bedrooms, including a primary retreat with a walk-in closet and private ensuite complete with a relaxing soaker tub. The open hallway and upgraded spindle railings create an airy feel throughout the upper level. Additional features include upgraded lighting, designer paint colours, front-loading laundry, security system wiring, rough-in plumbing in the basement, and an oversized garage with room for vehicles, storage, hobbies, or a workshop. The location is exceptional—just minutes from schools including Northern Lights School | Calgary Board of Education, Coventry Hills School | Calgary Board of Education, and St. Clare School. Enjoy quick access to Vivo recreation centre, parks, playgrounds, transit, and shopping at Real Canadian Superstore Country Village Road and Coventry Hills Centre. Move-in ready and offering outstanding value in one of Calgary's most sought-after family communities, this home is perfect for first-time buyers, growing families, or investors alike. A fantastic opportunity to own a well-maintained home in an unbeatable location.