



GRASSROOTS
REALTY GROUP

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690 Coventry Drive NE
Calgary, Alberta

MLS # A2317859



\$559,988

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,554 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

*** PRIME FAMILY HOME IN AN UNBEATABLE LOCATION Welcome to this beautifully renovated, move-in ready 4-bedroom home, perfectly situated directly across from a school and playground—an ideal setting for families. Offering exceptional value under \$560,000, this fully developed home features fresh paint, brand-new shingles, complete removal of Poly-B plumbing, and a new fridge—providing both comfort and peace of mind. The property also includes a double attached insulated garage, a spacious backyard, and a functional layout designed for everyday living. The main floor welcomes you with a bright and inviting living room highlighted by a cozy gas fireplace—perfect for relaxing evenings. The kitchen and dining area feature tile flooring, granite countertops, and stainless steel appliances, including fridge, stove, microwave, and dishwasher. Durable laminate flooring flows throughout the main living space, combining style with practicality. Upstairs, you’ll find three generously sized bedrooms, ideal for a growing family. The fully developed basement offers a fourth bedroom along with a versatile open space—perfect for a recreation room, home office, or gym. Step outside to a large backyard complete with a beautiful deck—perfect for entertaining and enjoying summer gatherings. Additional highlights include a one-month-old roof, a new fridge, a hot water tank replaced in November 2024, and a furnace installed in 2010. Conveniently located with quick access to Downtown, Deerfoot Trail, and Stoney Trail, and just minutes from shopping, amenities, and Vivo Leisure Centre, this home truly offers the best of both comfort and convenience. A fantastic opportunity to own a well-maintained home in a highly desirable, family-friendly community—book your private showing today! Note: Some

photos have been virtually staged.