



GRASSROOTS
REALTY GROUP

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63 Coventry View NE
Calgary, Alberta

MLS # A2318117



\$499,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	896 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan

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

Inclusions: Backyard Playset/Swing Set

Pride of ownership is evident the moment you step inside this well-maintained 3-bedroom, 2-bathroom bi-level nestled in the family-friendly community of Coventry Hills. A sun-drenched living room with a painted accent wall and gleaming laminate floors (2021) sets a welcoming tone from the start. The kitchen impresses with ample cabinetry, granite countertops, and a full suite of updated appliances — fridge, gas stove, dishwasher, and microwave hood fan, all refreshed in 2021. Step out through the back to your private deck complete with a pergola (2020) and a gas line ready for summer BBQs, while the kids enjoy the built-in backyard playground. Upstairs, the generous primary bedroom and second bedroom share a beautifully renovated 4-piece bathroom (2021). Head downstairs to discover even more living space — a cozy family room anchored by a gas fireplace is ideal for movie nights and gatherings, with large windows that keep the level bright and airy. A spacious third bedroom, 3-piece bathroom, and convenient under-stair storage round out the lower level. A new roof (2021), paved back lane, single carport, and an additional parking pad add to the everyday ease of this move-in-ready home. Close to schools, shopping, commercial center, parks, Vivo wellness center, park and ride, bus stops, major thoroughfares and the airport — come experience it for yourself before it's gone!