



GRASSROOTS
REALTY GROUP

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19 Coventry Link NE
Calgary, Alberta

MLS # A2319430



\$530,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

Back on the market TWICE due to financing Rare opportunity to own an affordable 5-bedroom, 3.5-bathroom two-storey home priced at just \$530,000! Perfect for a growing family, this fully developed home offers an incredible amount of living space in a highly desirable location. Enjoy year-round comfort with central air conditioning (2022) and a low-maintenance backyard featuring artificial turf, giving you more time to relax and enjoy your outdoor space. The upper level offers 3 bedrooms and 2 full bathrooms, including a private primary ensuite. On the main floor you'll find a bright front living room and a dining area which could also be used as a home office or kid's play area, along with an open-concept kitchen and family dining space that is ideal for everyday living and entertaining. The fully developed basement expands your living options with a large recreation room, 2 additional bedrooms, and a full bathroom, making it perfect for teenagers, guests, or a home office setup. Location is outstanding! Walk to 6 schools, including the new public high school, while enjoying quick access to Deerfoot Trail, Stoney Trail, and Calgary International Airport. You're also minutes from an abundance of shopping and amenities including Superstore, Sobeys, Canadian Tire, Home Depot, Tim Hortons, Starbucks, Landmark Cinemas, North Pointe Transit Hub, and VIVO Recreation Centre & Library. New class 4 shingles were installed (Dec. 2024) as well as siding on the front & north side of the home. New dishwasher (2023), new composite deck (2017), new paint in the basement stairwell 3 months ago & new paint in the kitchen & dining room last month. New smart washer/dryer with steam functions & notifications to your cell (2023). Furnace & A/C were serviced (May 2026) as well as ducts cleaned. Homes offering this much space, this many upgrades, and such an unbeatable

location at this price point are hard to find. Don't miss your chance to make it yours!