



GRASSROOTS
REALTY GROUP

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5 Coville Bay NE
Calgary, Alberta

MLS # A2320310



\$539,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

*****PRICE REDUCED***** Welcome to this well-maintained 4-bedroom, 2.5-bathroom home offering the perfect blend of comfort, functionality and value in the sought-after community of Coventry Hills! Featuring a fully finished basement and a detached garage, this property provides plenty of space for growing families or anyone looking to live in a vibrant, well-connected neighborhood. The main floor has been beautifully refreshed with updated flooring and contemporary lighting, creating a bright and inviting atmosphere throughout. The spacious living area flows seamlessly into the dining space and kitchen, making everyday living and hosting guests effortless. Upstairs, you'll find generously sized bedrooms and a well-designed layout that offers both privacy and convenience. The fully finished basement adds valuable living space and includes a fourth bedroom, making it ideal for guests, a home office, a recreation room, or a growing family. Enjoy outdoor living on the spacious deck, perfect for entertaining and summer BBQs. Conveniently located close to schools, parks, shopping, public transit, and everyday amenities, this move-in-ready home presents an excellent opportunity for families, first-time buyers, or investors. Don't miss your chance to own this move-in-ready gem in one of Calgary's most popular north-end communities — book your private showing today