



**319 Coventry Road NE**  
**Calgary, Alberta**

**MLS # A2322322**



**\$640,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,600 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** N/A

Discover this beautifully updated 1,609 sq. ft. two-story home with a double attached garage, ideally located within walking distance of three schools in Coventry Hills. The main floor features an open-concept layout with a bright living room, a stylish kitchen with gleaming white quartz countertops and a breakfast nook, plus convenient main floor laundry with direct access to the garage. Updated flooring throughout enhances the modern feel. Upstairs, you'll find three spacious bedrooms plus a huge bonus room that can serve as a fourth bedroom or home office, along with a primary suite featuring a 4-piece ensuite and walk-in closet, and an additional 4-piece bathroom. The fully finished basement offers a large recreational/family room, perfect for entertaining. Step outside to a large backyard deck that backs onto green space, a dog park, and scenic walkways. Recent updates include a new asphalt shingle roof (2024), ensuring long-term durability. This move-in-ready home is in a prime location near parks, shopping, and transit—don't miss out on this incredible opportunity!