



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

336 Coventry Close NE
Calgary, Alberta

MLS # A2325594



\$515,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	950 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this well-maintained and thoughtfully updated home nestled on a quiet close in the sought-after community of Coventry Hills. Offering comfort, functionality, and valuable recent upgrades, this home is move-in ready and perfect for families and those looking for an affordable detached home. Major updates include a new roof and new siding (2025), all new windows (2024), a furnace less than five years old that was professionally serviced at the beginning of this year, and a hot water tank installed less than five years ago. You'll also appreciate the added comfort of central air conditioning and the convenience of a water softener. The main floor offers open concept living with a spacious living/dining and kitchen area. The two bedrooms and bathroom on the main level provide convenient one floor living, whilst the fully developed basement is a perfect offering of additional space for larger families and those who require space for guests. The fully fenced back yard has been extensively landscaped and provides an excellent spot to relax in the sunshine, and the manicured front yard offers amazing curb appeal. The home also benefits from a double detached garage. With its extensive list of recent improvements, this home offers exceptional value while minimizing future maintenance concerns. Situated on a large corner lot close to parks, schools, shopping, and all the amenities Coventry Hills has to offer, this is an outstanding opportunity to own a beautifully cared-for property in a fantastic location. Don't miss your chance to make this wonderful home yours! *PLEASE NOTE - Partition wall in the basement can be removed prior to possession*