



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

86 Coventry Lane NE
Calgary, Alberta

MLS # A2325815



\$360,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	755 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Storage		

Inclusions: None

Welcome to this well-maintained detached bare land condo in the highly desirable community of Coventry Hills! Offering the perfect combination of affordability, privacy, and convenience, this charming four-level split features 2 bedrooms, 2 full bathrooms, and a functional layout ideal for first-time buyers, downsizers, or investors. The bright main floor has been freshly updated with brand new paint as well as the upper floor & exterior trim, creating a clean and modern feel throughout the living and dining areas. The thoughtfully designed split-level layout provides excellent separation of living spaces while maximizing comfort and functionality. Step outside to enjoy the private, fully fenced backyard with a newer vinyl fence—perfect for pets, children, or relaxing outdoors. Parking is a breeze with room for two vehicles on the side of the home. Additional recent updates include brand new shingles, providing added peace of mind for years to come. Located in an unbeatable location with quick access to Deerfoot Trail, Calgary International Airport, shopping, restaurants, transit, and six nearby schools, this home offers exceptional convenience for families and commuters alike. Don't miss this fantastic opportunity to own a detached home with low-maintenance bare land condo living in one of Calgary's most sought-after northwest communities!