



GRASSROOTS
REALTY GROUP

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13 Coventry Way NE
Calgary, Alberta

MLS # A2328213



\$625,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,587 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Gazebo, No Back Lane, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Granite Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions:	Gazebo, Storage Shed
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Welcome to 13 Coventry Way NE, a beautifully updated family home offering approximately 1,587 sq. ft. above grade, a professionally finished basement and an exceptional list of recent improvements. From the moment you step inside, the warmth of the teak hardwood floors and inviting main-floor living spaces make this home feel immediately comfortable. The living room is centred around a cozy corner fireplace. At the same time, the renovated kitchen, completed in 2015, provides a stylish and functional space for preparing meals, entertaining friends and gathering as a family. Bold granite countertops, a generous breakfast bar, shaker-style cabinetry with dovetail drawers and a walk-through pantry come together to create a kitchen that is both striking and highly functional. A convenient laundry/mudroom and two-piece bathroom with a full vanity complete the main level. Upstairs, you'll find three well-proportioned bedrooms and two renovated full bathrooms, including a private ensuite. The professionally finished basement adds valuable living space with two distinct rooms: a versatile flex room that could accommodate a home office, gym, hobby space or playroom, along with a large family room ideal for movie nights, games and relaxing. Outside, the backyard is a true highlight. A large deck provides plenty of room for summer dining and entertaining, while the private setting creates a peaceful place to unwind. This home has also benefited from an impressive collection of major upgrades. All windows were replaced in 2024 with triple-pane, argon-filled units, along with new exterior doors. The exterior was further refreshed in 2025 with a new roof, soffit, fascia and eavestroughs. The garage door is a new insulated R18-rated door. Additional improvements include a hot water tank installed in 2020 and a brand-new two-stage Lennox furnace installed

in July 2026. Located in the established community of Coventry Hills, this home offers excellent access to an abundance of nearby shopping, restaurants, services, recreation and everyday amenities. With its inviting interior, private backyard, finished basement, and extensive recent upgrades, this home has been thoughtfully improved and is ready to be enjoyed.