



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

223 Coventry Road NE
Calgary, Alberta

MLS # A2329320



\$550,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,323 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions:	N/A
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****OPEN HOUSE this SAT, July 25th at 2-4PM**** Welcome to this well-designed 3+1 bedroom, 3.5-bathroom home in the family-friendly community of Coventry Hills, offering 1,852 sq.ft. of total developed living space, a fully finished walk-up basement, and a double detached garage. With a functional layout, recent bathroom upgrades, and excellent access to schools, parks, shopping, and major routes, this home offers comfortable living with plenty of space for a growing family. Step inside through the inviting 9-foot-high foyer and into the bright East-facing Living Room, where natural light fills the space throughout the morning. The adjacent Dining area flows seamlessly into the functional Kitchen, featuring a centre island with eating bar, pantry, ample cabinetry, and excellent workspace for everyday cooking and entertaining. The Upper Level offers three well-sized bedrooms, including a generous Primary Bedroom with a walk-in closet and barn-door access to the newer 3-piece Ensuite, renovated in 2024. Two additional bedrooms share a 4-piece Bathroom, providing comfortable space for family, guests, or a home office. The fully finished walk-up Basement adds valuable living space with a spacious Recreation Room, a 4th Bedroom, and a newer 3-piece Bathroom, also updated in 2024. The walk-up access provides excellent flexibility and convenient connection to the backyard. Step outside to the landscaped backyard featuring a full-width Deck and Firepit, creating an inviting outdoor space for summer barbecues, entertaining, or relaxing on warm evenings. A Double Detached Garage with back lane access provides secure parking and additional storage. Located in the family-friendly community of Coventry Hills, this home is close to multiple schools, including Nose Creek School, and Nose Creek Park with its extensive walking and

biking pathways. Enjoy convenient access to Vivo for Healthier Generations, Coventry Hills Centre, and Country Hills Town Centre for groceries, shopping, banking, restaurants, and everyday amenities. Quick access to Stoney Trail and Deerfoot Trail makes commuting across Calgary and to the airport convenient. A wonderful opportunity to enjoy a comfortable home in a well-established community with excellent amenities, outdoor recreation, and everyday convenience all close at hand.