



GRASSROOTS
REALTY GROUP

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70 Coventry Crescent NE
Calgary, Alberta

MLS # A2329901



\$639,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this meticulously maintained and lovingly updated family home, ideally located on a quiet, family-friendly crescent in the heart of Coventry Hills. Offering the rare combination of four bedrooms on the upper level plus a fully finished basement, this move-in-ready home boasts over 2,700 sq. ft. of developed living space with a versatile layout that adapts beautifully to growing families, multi-generational living, or those simply looking for extra space. The main floor has been thoughtfully renovated over the years, featuring a beautifully updated kitchen that serves as the heart of the home, along with modern finishes that create a warm and inviting atmosphere. Every bathroom has been tastefully updated, reflecting the exceptional pride of ownership found throughout the property. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet and beautifully updated ensuite. Brand new carpet (2026) adds a fresh finishing touch to the entire upper level. The fully finished basement offers outstanding flexibility with a spacious recreation room, a separate family room, a fifth bedroom, a third full bathroom, and multiple storage rooms to help keep everything organized. Major exterior updates provide lasting peace of mind, including new shingles (2025), new siding (2025), new gutters (2025), and a brand new hot water tank, allowing you to move in with confidence. Outside, enjoy a private backyard perfect for entertaining, relaxing, or watching the kids play. The quiet crescent offers minimal traffic, creating an ideal setting for families and a welcoming neighbourhood atmosphere. The location is exceptional—just a short walk to Vivo Recreation Centre, 3 elementary schools, a junior high and 2 high schools, parks, playgrounds, shopping, restaurants, and everyday amenities. Commuting is

effortless with quick access to Stoney Trail, Deerfoot Trail, Country Hills Boulevard, and other major routes. Whether you're looking for room to grow, space to work from home, or simply a beautifully updated property in an outstanding location, this Coventry Hills home delivers. Book your showing today!