



GRASSROOTS
REALTY GROUP

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262 Coventry Court NE
Calgary, Alberta

MLS # A2331941



\$625,500

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Nestled on a quiet cul-de-sac in the highly sought-after community of Coventry Hills, this beautifully updated 2-storey home offers over 2,100 sq. ft. of developed living space, combining modern upgrades, exceptional functionality, and an unbeatable location. Step inside to discover a bright, open-concept main floor featuring engineered hardwood flooring, a spacious living room with a cozy gas fireplace, and a thoughtfully renovated kitchen complete with granite countertops, ample cabinetry, a corner pantry, and an adjoining dining area perfect for everyday living and entertaining. Upstairs, you'll find 4 generous bedrooms, including a spacious primary retreat featuring a walk-in closet and private ensuite. The fully finished basement expands your living space with a large family/recreation room, 2 additional bedrooms, and a convenient laundry area, ideal for growing families, guests, or a home office setup. This home has been extensively updated, giving buyers peace of mind for years to come. Recent improvements include brand new roof shingles (2026), new siding (2026), fresh interior paint (2026), modern kitchen renovation with granite countertops (2021), engineered hardwood flooring (2019), new upper-level carpet (2023), oversized rear deck (2024), concrete side-yard walkways (2024), and central air conditioning. Outside, enjoy a beautifully landscaped, fully fenced backyard complete with the oversized deck, perfect for summer BBQs, family gatherings, or relaxing evenings. Located just minutes from schools, parks, playgrounds, shopping, restaurants, recreation facilities, walking paths, major roadways, and close by the airport, this move-in-ready home offers the perfect blend of comfort, convenience, and value for a homeowner or investor. Don't miss your opportunity to own this beautifully upgraded family home in one of Northwest Calgary's most

desirable communities. Book your showing today!