



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

25 Coville Gardens NE
Calgary, Alberta

MLS # A2333590



\$525,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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Welcome to this clean, bright, freshly painted, well-maintained two-storey home featuring three bedrooms and plenty of space inside and out. The spacious living room offers a comfortable place to relax, while the functional kitchen overlooks the south-facing backyard and opens through garden doors to a full-width deck, perfect for summer entertaining. The fully fenced, playground-sized yard provides plenty of room for children, pets or gardening and offers convenient access to the oversized, insulated double detached garage. Upstairs, the primary bedroom includes a private three-piece en-suite, along with two additional bedrooms and a full bathroom. The insulated basement remains unfinished and is ready for future development. A wonderful opportunity to own a move-in-ready home with a large backyard and an oversized garage on a quiet street in Coventry Hills.