



GRASSROOTS
REALTY GROUP

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15 Coventry Link NE
Calgary, Alberta

MLS # A2334681



\$470,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Insulated, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

PRE-INSPECTED Opportunity in Coventry Hills! Whether you're a first-time home buyer looking to build equity, an investor searching for your next RENTAL PROPERTY, or a renovator looking for your next FLIP, this is the opportunity you've been waiting for. Offering a FUNCTIONAL LAYOUT, solid fundamentals, and major exterior updates already completed, this home is full of potential and ready for your vision. Located on a QUIET street in the heart of Coventry Hills, you'll appreciate being within walking distance to schools, parks, playgrounds, shopping, restaurants, public transit, and everyday amenities. This is a family-friendly community with everything you need just minutes from your doorstep. The home welcomes you with attractive curb appeal, a paved front walkway, and a covered veranda. Inside, the spacious front entry opens to a BRIGHT, functional main floor featuring HARDWOOD flooring in the living room and a cozy GAS FIREPLACE that creates the perfect space for relaxing or entertaining. The kitchen offers solid oak cabinetry, a central island with a double sink, and an adjoining dining area with large windows overlooking the backyard, allowing NATURAL LIGHT to pour in throughout the day. Outside, you'll find an OVERSIZED 10 X 20FT DECK, a large storage SHED, and direct access to the INSULATED OVERSIZED DOUBLE GARAGE. The sunny backyard provides plenty of room for kids, pets, gardening, or creating your own outdoor oasis. A convenient 2-piece bathroom and rear entrance complete the main level. Upstairs, the spacious primary bedroom features two large windows and closet. Two additional generously sized bedrooms each include their own closet, while the spacious 4-piece bathroom serves the upper floor. The unfinished basement offers even more opportunity, featuring a large egress window and a bathroom

ROUGH-IN, making it easy to develop additional living space and add future value. Set on a large lot with rear lane access, this property is an EXCELLENT OPPORTUNITY for buyers who recognize the value of cosmetic updates. With new roof shingles, new eavestroughs, and new siding already completed, many of the major exterior expenses have been taken care of, allowing you to focus on modernizing the interior and making it your own. Properties with this combination of location, lot size, oversized insulated garage, and value don't come along often. Whether you're looking for your first home, your next investment property, or a rewarding renovation project, this Coventry Hills home offers exceptional potential and the chance to create significant equity in a well-established Calgary community.