



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15 Coventry Link NE
Calgary, Alberta

MLS # A2345663

\$489,900

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:	0.01 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

OPEN HOUSE SUN 27TH SEPT 2026 11AM-1PM....PRE-INSPECTED, MOVE-IN READY FAMILY HOME IN COVENTRY HILLS!
Welcome to this beautifully refreshed and well-located home on a quiet street in the family-friendly community of Coventry Hills. Offering a FUNCTIONAL LAYOUT, LARGE LOT, OVERSIZED INSULATED DOUBLE GARAGE, and numerous recent updates, this home is ready for you to move in and enjoy. The home has been FRESHLY PAINTED, including the walls and doors, creating a clean, bright and welcoming feel throughout. The kitchen has also been refreshed with RE-STAINED KITCHEN CABINETS. New light fixtures give the space an updated look while maintaining its solid oak cabinetry and functional design. The welcoming front entry leads into a BRIGHT AND FUNCTIONAL MAIN FLOOR featuring hardwood flooring in the living room and a cozy gas fireplace, creating a comfortable space to relax or entertain. The kitchen offers solid oak cabinetry, a central island with double sink, and a spacious adjoining dining area with large windows overlooking the backyard, allowing plenty of NATURAL LIGHT into the home. Step outside to enjoy the OVERSIZED 10 X 20 FT DECK, large storage shed, and sunny backyard with plenty of room for kids, pets, gardening, or summer gatherings. The backyard also provides direct access to the INSULATED OVERSIZED DOUBLE GARAGE, offering excellent space for vehicles, storage, hobbies, and recreational equipment. A convenient 2-piece bathroom and rear entrance complete the main level. Upstairs, the spacious primary bedroom features two large windows and a generous closet. Two additional bedrooms provide plenty of room for children, guests, or a home office, while the spacious 4-piece bathroom serves the upper level. The unfinished basement offers excellent future potential with a

large egress window and bathroom rough-in, providing the opportunity to create additional living space as your family grows or customize the space to suit your needs. Set on a LARGE LOT WITH REAR LANE ACCESS, this home has also benefited from several important exterior improvements, including NEW ROOF SHINGLES, NEW EAVESTROUGHS, AND NEW SIDING. Ideally located within walking distance to SCHOOLS, PARKS, PLAYGROUNDS, SHOPPING, RESTAURANTS, PUBLIC TRANSIT, and everyday amenities, this home combines convenience with a welcoming family-oriented community. With its MOVE-IN READY INTERIOR, FRESH PAINT, REFRESHED KITCHEN, NEW LIGHT FIXTURES, LARGE BACKYARD, OVERSIZED INSULATED DOUBLE GARAGE, AND FUTURE BASEMENT POTENTIAL, this pre-inspected Coventry Hills home is an excellent opportunity for first-time buyers, growing families, and investors looking for a well-maintained home with room to grow.