



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

310 Coventry Road NE
Calgary, Alberta

MLS # A2351918

\$499,999

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,272 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Window Coverings - All

Welcome to 310 Coventry Road in the well-established community of Coventry Hills. This home is perfect for a first-time home buyer or for a family looking to downsize. When you arrive to the home you will love the front porch for having morning cups of coffee. As you enter the home you are welcomed with an open concept main floor plan that offers plenty of natural light, a spacious living room, kitchen with granite counter tops, dining room and a 2pc bathroom. In the backyard you'll enjoy the large deck for entertaining and a double detached HEATED garage. The second floor provides bedrooms, full bathroom and a large primary bedroom with walk-in closet. Don't miss out on this great opportunity - book a showing today!