

11432 Coventry Boulevard NE
Calgary, Alberta

MLS # A2228748



\$645,000

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| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,521 sq.ft. | Age: | 1991 (34 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, Separate Entrance, Tankless Hot Water | | |

Inclusions: None

OPEN HOUSE, Saturday, June 14, 1:00pm-4:00pmWelcome to this beautifully maintained, FULLY FINISHED WALK-OUT 2-storey home located in one of Calgary's friendliest communities—Coventry Hills. Situated on a generous 40'4"-WIDE LOT, this home has been tastefully upgraded and thoughtfully cared for. Step inside to discover laminate flooring, newer full-height kitchen cabinets with soft-close drawers, quartz countertops, stainless steel appliances, pot lights, and a stylish tile backsplash. Comfort meets convenience with an A/C unit, ON-DEMAND HOT WATER SYSTEM, newer rear fence, and a SIDE CONCRETE WALKWAY. The bright and spacious walkout basement is a standout feature, offering a cozy bedroom, full bathroom, wet bar, and a welcoming family room—perfect for movie nights or game days. With its SEPARATE ENTRY and functional layout, there's potential to create a suited basement, adding flexibility and long-term value. Upstairs, you'll find a large primary suite, two more generously sized bedrooms, and two full bathrooms, providing ample space for the entire family. The main living area is filled with natural light and features a fireplace, creating a warm and inviting space for relaxing or entertaining. The backyard opens up to your walkout patio—ideal for hosting summer BBQs or enjoying a quiet evening with loved ones. All of this in a vibrant neighbourhood with quick access to top amenities like Vivo Recreation Centre, Real Canadian Superstore, Landmark Cinemas, schools, parks, major roads and more. BONUS POINTS: NEW ROOF, NEW SIDINGS, NEW GUTTERS, NEWER GARAGE DOOR. ***VIRTUAL TOUR AVAILABLE***