

# \$559,000 - 323 Coventry Road Ne, Calgary

MLS® #A2208423

**\$559,000**

3 Bedroom, 2.00 Bathroom, 1,026 sqft  
Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

This well-maintained and updated bi-level home in the heart of Coventry Hills BACKING ONTO GREEN BELT. Offers 3 bedrooms, 2 full bathrooms, and a bright, open layout with east-west exposure, filling the home with natural light throughout the day. The main floor features vaulted ceilings, laminate flooring, and a renovated kitchen complete with granite countertops, stainless steel appliances, and abundant cabinet and counter space. The spacious dining area flows seamlessly onto a large west-facing deck, perfect for enjoying sunny afternoons or hosting gatherings. Upstairs, you'll find 2 generously sized bedrooms, including a large primary suite with walk-in closet and direct access to the updated 4-piece main bathroom. The fully finished lower level offers a bright rec room with a cozy gas fireplace, a third bedroom, a second full bathroom, a laundry/utility room, and tons of storage space. The home backs onto a green belt and is a short walk to nearby parks and two elementary schools, making it ideal for families. Enjoy quick access to Stoney Trail, Deerfoot Trail, shopping centers, restaurants, recreation facilities, and everything this established community has to offer. Additional highlights include a new roof (2024), a double detached garage, and large driveway, and a huge west-facing deck. This move-in-ready gem won't last long! book your showing today!

Built in 2000



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208423    |
| Price          | \$559,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,026       |
| Acres          | 0.09        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 323 Coventry Road Ne |
| Subdivision | Coventry Hills       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K5K5               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.