

**11476 Coventry Boulevard NE
Calgary, Alberta**

MLS # A2240149



\$550,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,270 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Corner Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RC-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: NA

This newly renovated single-family home in Coventry Hills is ideal for a small family. Located near five schools in Coventry, it features a double attached garage, 3 bedrooms, 2.5 baths, and an unfinished basement ready for your personal touch. The spacious backyard offers a large patio and potential RV parking. Recent major renovations include fresh paint throughout, new light fixtures, stone countertops in the kitchen and bathrooms, and new LVP flooring and new carpets. Toilets, sinks, and faucets have also been updated, making this home truly move-in ready. Additional updates provide peace of mind: roof (2025), HWT (2023), and garage door (2022). Enjoy proximity to shopping, restaurants, major routes, rec center, theatres and other amenities. Don't miss this opportunity. Contact your favorite realtor today.