87 Coventry Road NE
Calgary, Alberta

MLS # A2267461
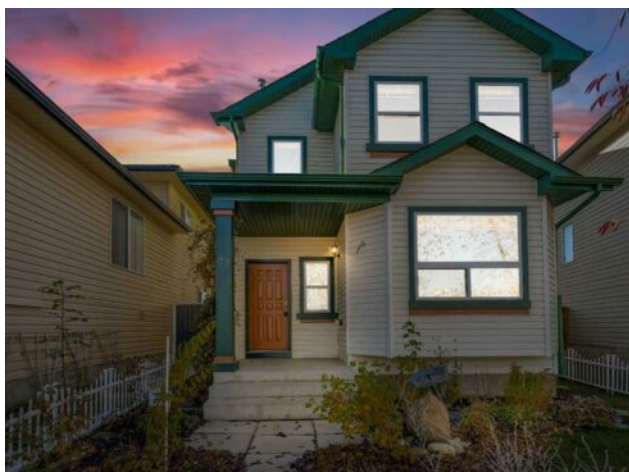
$489,900

Division:	Coventry Hills
Type:	Residential/House
Style:	2 Storey

Size:	1,271 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Off Street
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private, Street Lighting

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	R-G
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Kitchen Island			

Inclusions:	Cistern/Rain Barrel, Shed

Welcome to 87 Coventry Road! This fully developed 4-bedroom, 2.5-bath home offers exceptional value and comfort in a family-friendly community. Recent updates include new shingles, siding, eavestroughs & furnace giving the home a fresh and modern exterior. Enjoy central air conditioning (2021) for year-round comfort. There is a reverse osmosis water filter in the kitchen. The fridge, stove, dishwasher were all replaced between 6-10 years ago. The bright and inviting main floor features an open layout perfect for family living and entertaining. Upstairs you'll find 3 good-sized bedrooms, while the fully developed basement adds a 4th bedroom, additional living space, and a 3 piece bath. This beautiful yard has a Schubert choke cherry tree, chum tree (cherry plum hybrid), 4 haskap (blue honeysuckle berry) bush that produces delicious sweet berries, rose bush, gooseberry bush, 3 different type of strawberries, pink rose bush, black/red/golden raspberries, sour cherry & a Saskatoon berry bush. The seller is including a 1100 litre cistern at the rear of the home so the new owner can easily and economically water these plants/trees. Located within walking distance to 6 schools, parks, pathways, and transit, this is the ideal spot for growing families or investors alike. Whether you're looking for your perfect starter home or a great investment property, 87 Coventry Road checks all the boxes!