

306 Coventry Road NE
Calgary, Alberta

MLS # A2270908



\$449,900

Division:	Coventry Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	917 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Smoking Home, See Remarks		

Inclusions: N/A

This beautifully maintained 3-bedroom, 2-bath bi-level home blends warmth, functionality, and pride of ownership in every corner. From the moment you step inside, the open-concept layout welcomes you with natural light and an effortless flow that feels both spacious and inviting. Recent updates to elevate this home: new shingles installed in 2025, new soft metals to be installed, new siding on back of home 2025, newer hot water tank, central A/C for year-round comfort, refreshed carpeting and modern laminate flooring, newer appliances, and a beautifully upgraded lower-level bathroom. One of the home's standout features is the stunning west-facing deck—creating a perfect space for evening relaxation and sunset gatherings. The expansive lower-level recreation room offers incredible flexibility—ideal as a cozy family movie lounge, a fun and open play area for kids, 3rd bedroom with egress window or a bright home office setup with a nicely appointed 4-piece bath. Great space for teenagers or guests! Outside, the backyard is both practical and versatile. The storage shed can be relocated to create room for RV parking, and the back lane allows convenient access for a full-size vehicle right up to the home in the single stall. Freshly cleaned carpets and recent paint touch-ups. Fence re-stained summer 2025. Furnace and air conditioning serviced in November and ducts cleaned in the Spring. Nestled in one of Coventry Hills' most desirable and walkable locations, this property places you steps from five schools, shopping, the public library, Vivo Recreation Centre, a movie theatre, parks, and serene walking paths. Commuting and weekend outings are effortless with quick access to Deerfoot Trail, Stoney Trail, Country Hills Blvd, CrossIron Mills, and the airport. Beautifully cared for, wonderfully

located, and full of thoughtful upgrades, this home offers comfort, convenience, and character—a property you truly must see to appreciate.