

**53 Coventry Close NE
Calgary, Alberta**

MLS # A2216092



\$620,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,692 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Other, Pa		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Concrete, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Other, See Remarks, Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage		
Inclusions:	none		

MASSIVE PRICE REDUCTION FOR A QUICK SALE! BACK TO THE MARKET BECAUSE OF FINANCING! NEW PRICE ADJUSTMENT FOR A QUICK SALE! 53 Coventry Close NE | 5 BED | 4 BATH | 2 LIVING ROOMS | 2 DINING AREAS | SEPARATE ENTRANCE | BACKS ONTO GREEN SPACE This is the one you've been waiting for! Fully loaded, move-in ready, and perfect for a large or multi-generational family — with a mortgage-helper suite in the illegal basement and a new side entrance already in place! ?? Standout Features: Brand NEW ROOF & SIDING Freshly Painted Throughout New Concrete Walkway + Side Entrance Modern Kitchen w/ Upgraded Black Appliances, Brand New Stove & Range 2-Year Hot Water Tank Low-Maintenance Landscaping West-Facing Backyard with Deck & Green Space Views Zoned R-2 — Great for Two Families ?? Spacious & Functional: 4 Big Bedrooms Upstairs 1-Bedroom illegal Basement Suite (Illegal, with full kitchen + bathroom) Tenant in Place — Willing to Stay! Private Side Entry 2 Gas Fireplaces, Oversized Yard, Fenced, and Full of Light! ?? Location You'll Love: 2-Min Walk to Northlights Elementary Walk to 2 High Schools + 3 More Nearby Schools Quick Access to Stoney, Country Hills, & Deerfoot Surrounded by Shops, Banks, Restaurants, Parks & Transit!