

**11985 Coventry Hills Way NE
Calgary, Alberta**

MLS # A2247913



\$399,999

Division:	Coventry Hills		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 355
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

OPEN HOUSE, Sunday, Aug 24th, 1 - 3 PM. Welcome to this charming 3-bedroom, 1.5-bathroom, 2-storey townhouse in the heart of Coventry Hills. Perfectly situated in a quiet neighborhood, this home backs onto green space and sits right across from a park & offering both privacy and a family-friendly setting. The main floor features a bright and functional layout with a cozy fireplace, a spacious living and dining area, a modern kitchen with stainless steel appliances, and a convenient half bathroom. Upstairs, you'll find three well-sized bedrooms and a full bathroom, providing plenty of space for family or guests. The unfinished basement is ready for your creative touch & ideal for a home gym, rec room, or additional storage. Enjoy the convenience of a single attached garage and low-maintenance living in one of Calgary's most desirable communities. Schools, shopping, transit, and all amenities are just minutes away.