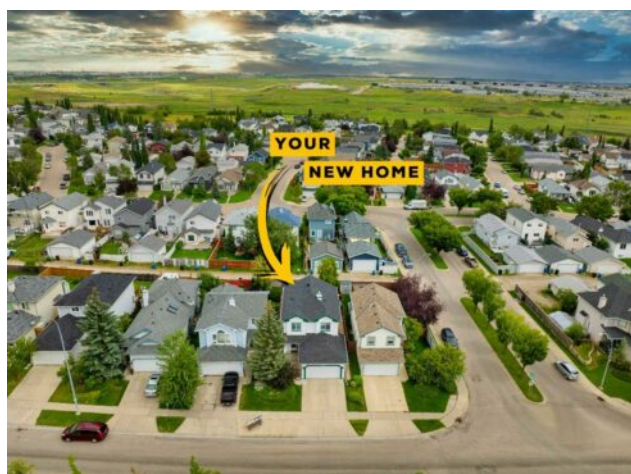


1046 Coventry Drive NE
Calgary, Alberta

MLS # A2178186



\$630,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Cabinet above toilet in basement bathroom, floating shelves by tub in ensuite

2431 DEVELOPED SQFT | BRAND NEW SIDING AND SHINGLES | AIR CONDITIONED | A Rare Find in Coventry Hills! This 4-bedroom, 3.5-bath home has been lovingly maintained, thoughtfully upgraded, and is in excellent condition. Designed with both family living and entertaining in mind, it offers an open, inviting layout filled with pride of ownership at every turn. The immaculate kitchen boasts a large island with a raised eating bar, perfect for casual dining and gathering with friends, while the expansive dining area easily accommodates memorable dinners. Step outside to a large deck and a beautifully maintained backyard, an ideal setting for summer barbecues or quiet evenings. Upstairs, you'll find three generous bedrooms, including a private primary retreat with a spa-like ensuite. The fully developed basement expands your living space with a media room, gym, or guest bedroom! Recent upgrades include brand new hail-resistant shingles (2025), brand new siding and exterior metals (2025), and central air conditioning. Close to the Vivo Centre, multiple schools, and with quick access to Deerfoot and Stoney Trail, this home blends convenience with comfort - ready for its next owners to enjoy.