



## 95 Coventry Road Calgary Alberta

\$485,000

**\*\*BE SURE TO WATCH OUR BRANDED YOUTUBE VIRTUAL TOUR LINK!\*\*** Very nicely kept 3 bdrm + 2 full baths, bi-level, with finished basement, on a quiet street in the heart of Coventry Hills! Approximately 1,500 livable square feet, with Southwest facing backyard, paved back alley way, 2 vehicle parking pad, and newer roof! Lots of beautiful light throughout the main level, open kitchen with breakfast bar and room to entertain. The nearby living room is perfect for relaxing, will easily fit a nice sized couch + love seat. The dining area has room for a good-sized table and has french-doors that walk out onto the back deck and lower patio. The Primary Bedroom also gets very nice light in the morning, and the nearby 2nd bedroom could also make a great office/den! The lower level has a large recreation/flex room with built-in, custom, wet-bar. The 3rd bedroom is large & currently being used as a home salon (small sink and professionally plumbed with permit) BUT can easily be returned back to its original state. The fenced backyard has room for Summer BBQ's, and it also has a GREAT custom-built shed for even more storage. Close to at least 5 Public and Catholic K-12 schools, nearby park & playground, and lots of great shopping and restaurants. AND, it's a short drive to the Calgary Airport. A truly great 'starter' home or your chance to do a great cosmetic renovation and maybe even build your own garage - to add future value! (id:6769)

Bedroom 12.83 Ft x 10.50 Ft

4pc Bathroom 10.75 Ft x 4.92 Ft

Recreational, Games room 17.83 Ft x 17.33 Ft

Laundry room 9.92 Ft x 7.50 Ft

Other 7.33 Ft x 5.00 Ft

Primary Bedroom 14.17 Ft x 11.25 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.17 Ft x 9.50 Ft

Living room 14.17 Ft x 10.92 Ft

Dining room 8.75 Ft x 8.00 Ft

Kitchen 14.75 Ft x 10.33 Ft

Listing Presented By:



Originally Listed by:  
REAL BROKER

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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