



## 53 Coventry Close Calgary Alberta

\$640,000

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! (id:6769)

Kitchen 11.50 Ft x 8.25 Ft  
3pc Bathroom 4.92 Ft x 7.00 Ft  
Dining room 8.50 Ft x 7.08 Ft  
Pantry 3.58 Ft x 5.17 Ft  
Recreational, Games room 23.17 Ft x 11.58 Ft  
Furnace 7.83 Ft x 5.92 Ft  
Bedroom 12.17 Ft x 9.08 Ft  
Other 5.25 Ft x 4.08 Ft  
Living room 10.92 Ft x 11.00 Ft  
Dining room 12.75 Ft x 9.50 Ft

Family room 14.00 Ft x 11.92 Ft  
Kitchen 10.58 Ft x 10.00 Ft  
Other 7.50 Ft x 9.92 Ft  
Other 10.58 Ft x 8.42 Ft  
Pantry 3.75 Ft x 3.67 Ft  
2pc Bathroom 8.33 Ft x 8.50 Ft  
Other 5.50 Ft x 4.33 Ft  
Other 10.75 Ft x 3.83 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca