



# 12739 Coventry Hills Way Calgary Alberta

\$769,000

openhouse Nov 9th & Nov 10th from 11 am to 2 pm : This fully renovated 5-bedroom home is a perfect opportunity for investors, large families, or first-time buyers looking to earn rental income. With a spacious layout and numerous upgrades, this property offers both comfort and functionality. The main floor features an open-concept kitchen and dining area, perfect for family gatherings. The large living room offers plenty of space for relaxation, while a main-floor office provides the flexibility to be used as a 6th bedroom. A 2-piece bath and convenient laundry room complete this level. Upstairs, you'll find 3 well-sized bedrooms, including a primary suite with ample closet space, plus a bonus room that can be used as an additional living area, playroom, or home theater. Two full bathrooms are also located on the upper level, both of which have been fully renovated with new vanities, toilets, and plumbing fixtures. The basement is an ideal space for generating income, with 2 additional bedrooms, a full kitchen, and a 4-piece bathroom. The side door in the garage provides direct access to the basement through the mudroom, allowing for privacy and easy entry for tenants if you choose to rent out the lower level. Whether you decide to live upstairs and rent the basement or rent both levels, this property offers excellent potential for generating extra income. Key renovations include a fully updated kitchen with new quartz countertops, brand-new kitchen appliances (fridge, dishwasher, electric stove, and hood fan), fresh paint throughout, and newly installed vinyl plank flooring across all levels, including the basement. The entire home has been updated with modern electrical fixtures, and the exterior has seen significant improvements with new siding (hail damage replacement) and a roof replacement, which will be completed before possession. The home is located on a prim...

4pc Bathroom 7.75 Ft x 5.08 Ft  
Bedroom 11.50 Ft x 12.25 Ft  
Bedroom 11.58 Ft x 8.25 Ft  
Kitchen 11.58 Ft x 13.42 Ft  
Furnace 8.08 Ft x 7.08 Ft  
Furnace 9.83 Ft x 9.92 Ft

Kitchen 8.67 Ft x 13.00 Ft  
Living room 12.17 Ft x 14.25 Ft  
Office 12.17 Ft x 9.08 Ft  
4pc Bathroom 8.00 Ft x 5.08 Ft  
4pc Bathroom 14.00 Ft x 10.58 Ft  
Bedroom 11.17 Ft x 9.67 Ft

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## RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

2pc Bathroom 5.08 Ft x 5.08 Ft  
Dining room 12.58 Ft x 7.83 Ft  
Foyer 11.25 Ft x 10.33 Ft

Bedroom 11.42 Ft x 9.00 Ft  
Family room 17.17 Ft x 14.75 Ft  
Primary Bedroom 13.42 Ft x 13.42 Ft