

\$750,000 - 13076 Coventry Hills Way Ne, Calgary

MLS® #A2227579

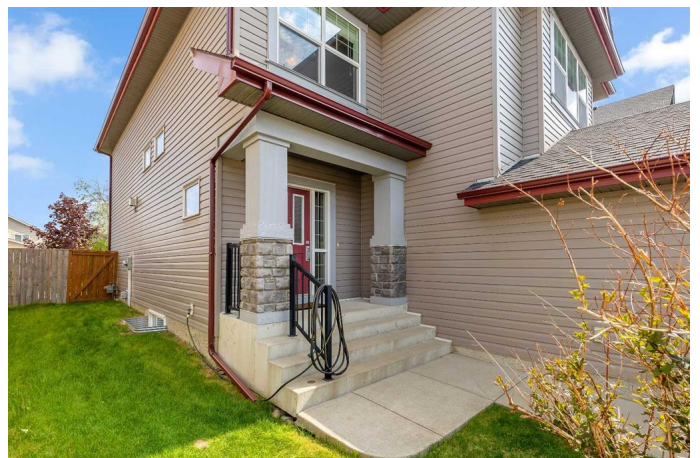
\$750,000

4 Bedroom, 4.00 Bathroom, 2,351 sqft

Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

Welcome to this exceptionally clean and well-maintained family home, hitting the MLS for the very first time! With over 3,200 square feet of thoughtfully designed living space, this 4-bedroom, 4-bathroom home offers a rare combination of comfort, style, and functionality. Upstairs, you'll find a bright and airy bonus room with built-in desk/workstation, perfect for working or studying from home. The upper level also features a convenient laundry room with a new washer and dryer (2023), three generously sized bedrooms all with ceiling fans, and two full bathrooms. The main bath includes built-in shelving and plenty of drawer space, while the spacious ensuite offers abundant counter space and additional storage. The main floor boasts soaring 16' ceilings, warm laminate flooring, and a large formal dining room highlighted by built-in cabinetry, a wall of glass panels, and a stunning double-sided gas fireplace shared with the expansive living room. The kitchen is both stylish and functional, showcasing updated stainless steel appliances (2022), rich café au lait cabinetry, a massive pantry, and loads of counter space. Step out onto the sunny south-facing deck (freshly painted) with a gas BBQ hookup, overlooking a good-sized backyard with alley access—perfect for easy yard work or additional parking options. The fully finished basement offers even more living space with a large L-shaped rec room, 4th bedroom, full bathroom, and a huge enclosed storage area in addition to storage in the



mechanical room.
Additional upgrades and features include:
New shingles, some siding, and eavestroughs (May 2025). New garage door coming soon.
Central vacuum with new vac head and built-in floor dustpans. Durable PEX plumbing throughout. Convenient #116 express bus to downtownâ€”just across the street (approx. 30-minute ride). Donâ€™t miss this incredible opportunity to own a one-of-a-kind, move-in-ready home with thoughtful updates and timeless charm! Just a short walk to Nose Creek middle school and the new North Trail public high school & also walkable to 4 other schools. Easy access to Stoney Trail, Deerfoot Trail & the airport. Close to lots of retail shops, restaurants, library/Vivo rec. centre, movie theatre, North Pointe transit hub, Superstore, Sobeys, Canadian Tire, Starbucks, Tim Hortons and many more.

Built in 2008

Essential Information

MLS® #	A2227579
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,351
Acres	0.10

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13076 Coventry Hills Way Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 6C1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-G

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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