# \$625,000 - 12634 Coventry Hills Way Ne, Calgary

MLS® #A2229718

## \$625,000

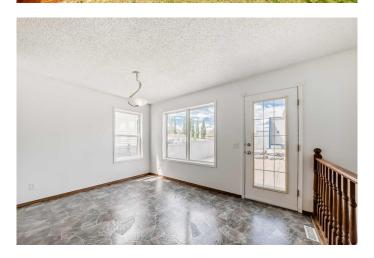
3 Bedroom, 3.00 Bathroom, 1,537 sqft Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

Prime Location: Steps away from St Claire School and Coventry Hills School, and a short 4-minute drive to Nose Creek High School. Your kids can start kindergarten and finish high school all in the same neighbourhood. This 3 bdrm, 2.5 bath home has been recently painted, and carpets have been shampooed. Furnace ducts have just been cleaned, a new hot water tank in 2020, the furnace was serviced in 2020, new class 4 shingles were installed in 2024, a new refrigerator in 2024, and a new dishwasher in 2021. Unique design with a 16 ft ceiling from the recroom below. Close it in if you like, and make more sq ftge upstairs. Low maintenance back yard with a concrete patio. This is a great place to raise your family, friendly, with walking, bike riding paths. Schools and parks are just steps away, while shopping, major highways, and Quick access to Deerfoot and Stoney Trail, the Calgary Airport is only 11 minutes away. Enjoy all the amenities you could want, including shopping, all within walking distance. Superstore, Staples, Dollarama, Winners, Sobeys, Vivo Centre, Home Depot, Canadian Tire, and numerous restaurants, providing unbeatable convenience. Don't miss this incredible opportunity







Built in 1997

#### **Essential Information**

MLS® # A2229718

Price \$625,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,537

Acres 0.10

Year Built 1997

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 12634 Coventry Hills Way Ne

Subdivision Coventry Hills

City Calgary
County Calgary
Province Alberta

Postal Code T3K4R8

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Storage

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 29th, 2025

Days on Market 3

Zoning R-G

# **Listing Details**

Listing Office One Percent Realty

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