



THE
A-TEAM

**RE/MAX
FIRST**

28 COVENTRY Lane, Calgary T3K 4G4

MLS®#: **A2156706** Area: **Coventry Hills** Listing Date: **08/12/24** List Price: **\$449,999**
 Status: **Active** County: **Calgary** Change: **-\$20k, 29-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **2,174 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **747**
 Low Sqft:
 Ttl Sqft: **747**

DOM

163
Layout
 Beds: **2 (1 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Private**
 Park Feat: **Off Street,Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 3`4"	Living Room	Main	11`11" x 16`6"
Dining Room	Main	8`7" x 8`4"	Kitchen	Main	8`10" x 8`7"
Other	Main	22`0" x 16`6"	Bedroom - Primary	Upper	13`10" x 10`11"
Balcony	Upper	8`2" x 4`1"	4pc Ensuite bath	Upper	8`0" x 7`2"
Bonus Room	Upper	11`1" x 8`5"	Foyer	Lower	7`9" x 6`3"
4pc Bathroom	Lower	7`6" x 6`10"	Bedroom	Basement	14`9" x 13`7"
Laundry	Basement	11`5" x 7`1"	Furnace/Utility Room	Basement	8`0" x 5`0"

Flex Space

Basement

10`10" x 8`9"

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2

Legal Desc:

9212263

Remarks

Pub Rmks:

| PRICE DROPPED \$50,000| Explore this charming detached 4-level split home, perfect for first-time buyers, now with an updated finished basement. Offering over 1100 sq ft of thoughtfully designed living space, this home features an open-concept living room, dining nook, and kitchen with vaulted ceilings and abundant natural light from South and West-facing windows. The bright and functional kitchen includes ample cabinet and counter space. The home includes two bedrooms and two full bathrooms for privacy, with an upper-level den ideal for a home office. Enjoy hardwood floors on the main level, and a newly finished basement that adds even more versatile space. The large 2-tiered deck is great for outdoor entertaining, and there's a private balcony off the master bedroom. Additional features include parking for two vehicles. Located on a quiet cul-de-sac, the home provides easy access to major routes and all essential amenities, with downtown just a 15-minute drive away. Don't miss out!

Inclusions:

N/A

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







