



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

113
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
Entrance	Main	4`0" x 3`4"
Dining Room	Main	8`7" x 8`4"
Other	Main	22`0" x 16`6"
Balcony	Upper	8`2" x 4`1"
Bonus Room	Upper	11`1" x 8`5"
4pc Bathroom	Lower	7`6" x 6`10"
Laundry	Basement	11`5" x 7`1"

Room	Level	Dimensions
Living Room	Main	11`11" x 16`6"
Kitchen	Main	8`10" x 8`7"
Bedroom - Primary	Upper	13`10" x 10`11"
4pc Ensuite bath	Upper	8`0" x 7`2"
Foyer	Lower	7`9" x 6`3"
Bedroom	Basement	14`9" x 13`7"
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:
Property Listed By: **N/A**
eXp Realty

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







