



8 COVENTRY Lane, Calgary T3K 4G4

MLS®#: **A2182639** Area: **Coventry Hills** Listing Date: **12/06/24** List Price: **\$389,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **2,335 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,195**
 Low Sqft:
 Ttl Sqft: **1,195**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Off Street,Parking Pad,Stall,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	16`11" x 16`11"	2pc Bathroom	Main	5`5" x 5`5"
Kitchen	Main	12`2" x 9`8"	Living Room	Main	12`5" x 14`1"
4pc Bathroom	Second	8`5" x 4`11"	Bedroom - Primary	Second	12`11" x 12`11"
Bedroom	Second	7`8" x 14`10"	Bedroom	Second	7`10" x 11`6"
Game Room	Basement	15`2" x 25`1"	Storage	Basement	7`2" x 11`9"

Legal/Tax/Financial

Condo Fee:
\$296

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-2

Legal Desc: **9212263**

Remarks

Pub Rmks: **WELCOME TO THIS GEM!! 2-storey home (bare land condo) with 3 spacious bedrooms, 1.5 baths, fully developed basement and two tandem off street parking spots right next to unit. upgrades include: freshly painted all three levels including ceilings, oak look laminate throughout main level, carpet on other two levels and stainless steel kitchen appliances, updated powder room, shingles, hi-efficiency furnace, hot water heater. Sliding door from dining area to deck and fenced yard. Perfect spot off dining area for computer/office/smart space. Family friendly community with loads of amenities just minutes away: close to schools, playgrounds, public transportation, shopping, coffee shops, professional services, and easy access to major roads. This property offers all the privacy and freedom of single family living, with the perks of condo life. Pets allowed upon approval of the board**

Inclusions:
Property Listed By: **None**
Real Estate Professionals Inc.

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







