

# \$629,360 - 42 Coventry Crescent Ne, Calgary

MLS® #A2161529

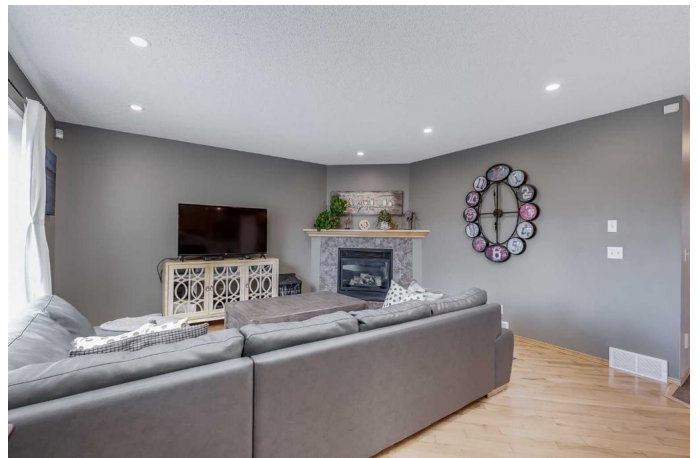
**\$629,360**

4 Bedroom, 4.00 Bathroom, 1,638 sqft

Residential on 0.13 Acres

Coventry Hills, Calgary, Alberta

Welcome to this exceptional home, ideally situated for convenience and comfort. Located in a serene neighbourhood with minimal traffic, this property offers easy access to shopping, schools, public transit, and a variety of restaurants, ensuring that all your daily needs are just moments away. Set on a generously sized pie-shaped lot, the residence boasts a fully developed layout and a range of impressive features. Two expansive concrete decks offer ample space for outdoor entertaining, where you can enjoy the tranquil sounds of a charming water fountain. The backyard is further enhanced by underground sprinklers, a cozy fire pit and mature trees, creating a private oasis perfect for relaxation and gatherings. The home is in move-in condition and is equipped with central air conditioning for year-round comfort. The main floor presents a spacious family room with a gas fireplace, providing a warm and inviting atmosphere. Upstairs, you'll find three generously sized bedrooms, including a primary suite that is a true retreat. The suite features a 4-piece spa-like ensuite bathroom, adding a touch of elegance to your daily routine. The professionally developed basement extends the living space with a large family room, a fourth bedroom, and a full 4-piece bathroom, offering versatile options for family and guests. Additional highlights include a newer driveway and a high-efficiency hot water tank, reflecting the home's upkeep. The property enjoys a quiet location



with minimal traffic while still providing easy access to Stoney Trail and the majestic Rocky Mountains. Put this one on your list!

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2161529    |
| Price          | \$629,360   |
| Sold Price     | \$629,360   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,638       |
| Acres          | 0.13        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 42 Coventry Crescent Ne |
| Subdivision | Coventry Hills          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 4Y8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Fire Pit        |
| Lot Description   | Pie Shaped Lot  |
| Roof              | Asphalt         |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | August 29th, 2024    |
| Date Sold      | September 17th, 2024 |
| Days on Market | 19                   |
| Zoning         | R-1                  |
| HOA Fees       | 0.00                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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