

# \$645,000 - 11432 Coventry Boulevard Ne, Calgary

MLS® #A2228748

**\$645,000**

4 Bedroom, 4.00 Bathroom, 1,521 sqft

Residential on 0.11 Acres

Coventry Hills, Calgary, Alberta

\*\*\*OPEN HOUSE, Saturday, June 14, 1:00pm-4:00pm\*\*\*Welcome to this beautifully maintained, FULLY FINISHED WALK-OUT 2-storey home located in one of Calgary's friendliest communities—Coventry Hills. Situated on a generous 40'4"-WIDE LOT, this home has been tastefully upgraded and thoughtfully cared for. Step inside to discover laminate flooring, newer full-height kitchen cabinets with soft-close drawers, quartz countertops, stainless steel appliances, pot lights, and a stylish tile backsplash. Comfort meets convenience with an A/C unit, ON-DEMAND HOT WATER SYSTEM, newer rear fence, and a SIDE CONCRETE WALKWAY. The bright and spacious walkout basement is a standout feature, offering a cozy bedroom, full bathroom, wet bar, and a welcoming family room—perfect for movie nights or game days. With its SEPARATE ENTRY and functional layout, there's potential to create a suited basement, adding flexibility and long-term value. Upstairs, you'll find a large primary suite, two more generously sized bedrooms, and two full bathrooms, providing ample space for the entire family. The main living area is filled with natural light and features a fireplace, creating a warm and inviting space for relaxing or entertaining. The backyard opens up to your walkout patio—ideal for hosting summer BBQs or enjoying a quiet evening with loved ones. All of this in a vibrant neighbourhood with quick access to top amenities like Vivo Recreation



Centre, Real Canadian Superstore, Landmark Cinemas, schools, parks, major roads and more. BONUS POINTS: NEW ROOF, NEW SIDINGS, NEW GUTTERS, NEWER GARAGE DOOR. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*

Built in 1991

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228748    |
| Price          | \$645,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,521       |
| Acres          | 0.11        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 11432 Coventry Boulevard Ne |
| Subdivision | Coventry Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K 4B1                     |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance, Tankless Hot Water |
|-------------------|--------------------------------------------------------|

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating         | Forced Air                                                                                           |
| Cooling         | Central Air                                                                                          |
| Fireplace       | Yes                                                                                                  |
| # of Fireplaces | 1                                                                                                    |
| Fireplaces      | Wood Burning                                                                                         |
| Has Basement    | Yes                                                                                                  |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                                                             |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | None                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Concrete, Wood Frame                                           |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | R-G            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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