

\$759,000 - 12739 Coventry Hills Way Ne, Calgary

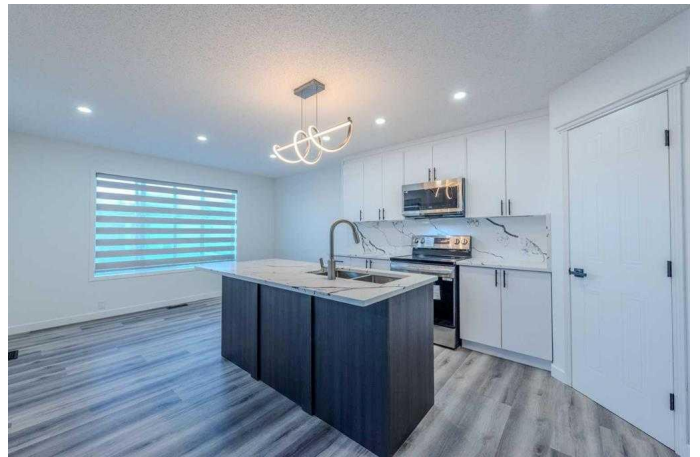
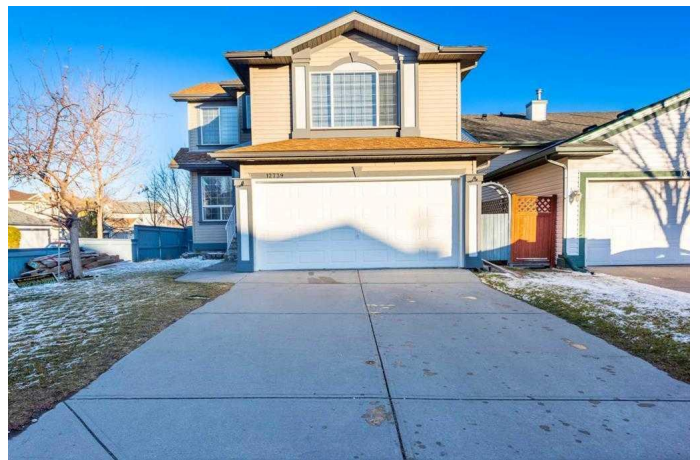
MLS® #A2226677

\$759,000

5 Bedroom, 4.00 Bathroom, 1,970 sqft
Residential on 0.11 Acres

Coventry Hills, Calgary, Alberta

Openhouse from June 7th : 11 am to 3 pm ;
This fully renovated 5-bedroom home is a perfect opportunity for investors, large families, or first-time buyers looking to earn rental income. With a spacious layout and numerous upgrades, this property offers both comfort and functionality. The main floor features an open-concept kitchen and dining area, perfect for family gatherings. The large living room offers plenty of space for relaxation, while a main-floor office provides the flexibility to be used as a 6th bedroom. A 2-piece bath and convenient laundry room complete this level. Upstairs, you'll find 3 well-sized bedrooms, including a primary suite with ample closet space, plus a bonus room that can be used as an additional living area, playroom, or home theater. Two full bathrooms are also located on the upper level, both of which have been fully renovated with new vanities, toilets, and plumbing fixtures. The basement is an ideal space for generating income, with 2 additional bedrooms, a full kitchen, and a 4-piece bathroom. The side door in the garage provides direct access to the basement through the mudroom, allowing for privacy and easy entry for tenants if you choose to rent out the lower level. Whether you decide to live upstairs and rent the basement or rent both levels, this property offers excellent potential for generating extra income. Key renovations include a fully updated kitchen with new quartz countertops, brand-new kitchen appliances (fridge, dishwasher, electric stove, and hood



fan), fresh paint throughout, and newly installed vinyl plank flooring across all levels, including the basement. The entire home has been updated with modern electrical fixtures, and the exterior has seen significant improvements with new siding (hail damage replacement) and a roof replacement, which will be completed before possession. The home is located on a prime end lot, with a back alley that features a door for additional parking, making it ideal for extra vehicles or RV parking. The back alley provides added convenience and privacy, ensuring plenty of space for your vehicles. You'll also enjoy easy access to major roadways, including Deerfoot Trail, Stoney Trail, and a short drive to the airport. For families, the property is walking distance to 6 schools, making it a highly desirable location for those with children. Additionally, the nearby ridge offers fantastic opportunities for walking and biking. With its prime location, extensive renovations, and potential for rental income, this home is a must-see. Whether you're an investor looking for a solid income property or a family seeking extra space, this home has everything you need. Don't miss out—book your showing today!

Built in 2000

Essential Information

MLS® #	A2226677
Price	\$759,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,970
Acres	0.11
Year Built	2000

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12739 Coventry Hills Way Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K5B2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.