

# \$625,000 - 12634 Coventry Hills Way Ne, Calgary

MLS® #A2229718

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,537 sqft

Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

Prime Location: Steps away from St Claire School and Coventry Hills School, and a short 4-minute drive to Nose Creek High School. Your kids can start kindergarten and finish high school all in the same neighbourhood. This 3 bdrm, 2.5 bath home has been recently painted, and carpets have been shampooed. Furnace ducts have just been cleaned, a new hot water tank in 2020, the furnace was serviced in 2020, new class 4 shingles were installed in 2024, a new refrigerator in 2024, and a new dishwasher in 2021. Unique design with a 16 ft ceiling from the recroom below. Close it in if you like, and make more sq ftge upstairs. Low maintenance back yard with a concrete patio. This is a great place to raise your family, friendly, with walking, bike riding paths. Schools and parks are just steps away, while shopping, major highways, and Quick access to Deerfoot and Stoney Trail, the Calgary Airport is only 11 minutes away. Enjoy all the amenities you could want, including shopping, all within walking distance. Superstore, Staples, Dollarama, Winners, Sobeys, Vivo Centre, Home Depot, Canadian Tire, and numerous restaurants. providing unbeatable convenience. Don't miss this incredible opportunity

Built in 1997

## Essential Information

MLS® #

A2229718



|                |             |
|----------------|-------------|
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,537       |
| Acres          | 0.10        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 12634 Coventry Hills Way Ne |
| Subdivision | Coventry Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K4R8                      |

### Amenities

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

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Storage                                                                |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Family Room, Gas                                                                      |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Back Yard, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 1               |
| Zoning         | R-G             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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