

# \$649,900 - 140 Coventry Circle Ne, Calgary

MLS® #A2209629

**\$649,900**

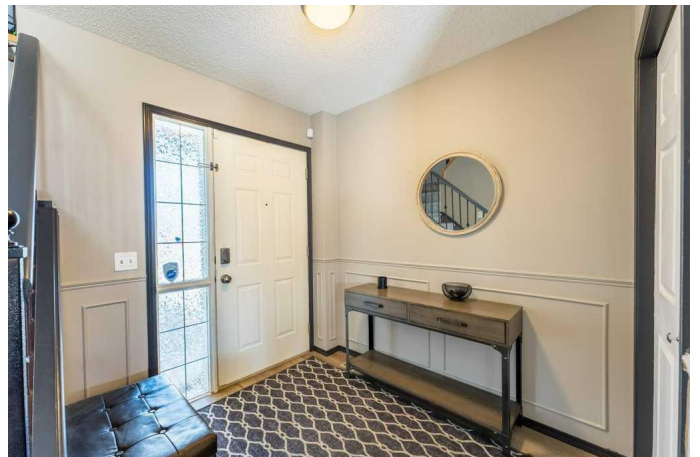
3 Bedroom, 3.00 Bathroom, 1,812 sqft  
Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

A Cozy Coventry Hills Gem Backing onto  
Greenspace

Welcome to your new home in the heart of Coventry Hills! This warm and welcoming 2-storey offers everything you need, and a few things you didn't even know you wanted. With 3 bedrooms, 2.5 bathrooms, and a fully finished basement (complete with rough-in for a future bathroom), this home offers plenty of space to live, grow, and entertain. The open-concept main floor is designed for everyday comfort, showcasing beautiful flooring, granite countertops, a bright and welcoming kitchen with a large island, and a living room centered around a cozy fireplace, perfect for those relaxing nights in. Upstairs, you're greeted with two directions! One leads to a spacious bonus room, perfect for movie nights or winding down after the kids go to bed. The other takes you to 3 bedrooms and 2 bathrooms. The primary bedroom contains a walk-in closet and its own private ensuite, no need to share! The additional bedrooms are perfectly sized for kids, guests, or a home office setup. Downstairs, the fully finished basement gives you even more room to play with; think home gym, games area, or a second living room. You'll also find a separate storage room (with rough-in) for you to neatly tuck away holiday décor, sports gear, or suitcases.

Step outside to a sunny east-facing backyard that backs onto a quiet walking path and



greenspace, perfect for morning coffee on the deck or peaceful evening strolls right from your doorstep. A large shed beside the deck provides ample storage for gardening tools and yard equipment. The fully fenced yard is great for kids or pets, and the spacious deck is ideal for BBQs and outdoor gatherings.

Enjoy the convenience of a double-attached garage, no more scraping windshields in the winter. This home also comes with thoughtful upgrades, including A/C (2023), hot water tank (2025), and new shingles (2024). Plus, you're just steps from a playground and only minutes from schools and shopping.

If you've been waiting for a home that checks all the boxes, this just might be the one. Come take a look!

Built in 1998

### Essential Information

MLS® #	A2209629
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,812
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	140 Coventry Circle Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3K 5E5

### Amenities

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

### Interior

Interior Features Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Stone  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 12th, 2025  
Days on Market 2  
Zoning R-G

### Listing Details

Listing Office eXp Realty

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