

# \$684,900 - 85 Coventry Hills Drive Ne, Calgary

MLS® #A2211100

**\$684,900**

4 Bedroom, 4.00 Bathroom, 1,825 sqft

Residential on 0.12 Acres

Coventry Hills, Calgary, Alberta

Welcome to this bright and spacious 4-bedroom, 4-bathroom home in vibrant Coventry—steps from parks, schools, and daily amenities. Enjoy the PARK ACROSS THE STREET with basketball courts and winter skating. The OPEN CONCEPT main floor features HARDWOOD FLOORS, NEW PAINT, a large living room, kitchen with EATING BAR and pantry, dining nook, laundry and a 2-piece bath. Upstairs offers a primary suite with ensuite and massive walk-in closet, plus two more roomy bedrooms. The fully finished basement, with its own covered SEPARATE ENTRANCE, boasts an upgraded EXECUTIVE SUITE with fireplace, wet bar, office nook, large bedroom with a DRESSING ROOM, and a 3-piece bath. Recent exterior updates include a NEW ROOF, SIDING, EAVES and DOWNSPOUTS. Relax on the MULTI-LEVEL COMPOSITE DECK or the charming WRAP-AROUND PORCH. The CEDAR-FENCED backyard and OVERSIZED DOUBLE GARAGE complete this move-in-ready gem. Book your showing today!

Built in 2004

## Essential Information

MLS® #	A2211100
Price	\$684,900
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,825
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	85 Coventry Hills Drive Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K6A3

### **Amenities**

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Vinyl Windows, Laminate Counters, Soaking Tub, Separate Entrance
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Bar Fridge, Freezer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Family Room, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard, Barbecue, Covered Courtyard, BBQ gas line, Fire Pit
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-1

### **Listing Details**

Listing Office	CIR Realty
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