

HELLO,
Gorgeous!

82 COVENTRY LANE NE

CALGARY, ALBERTA

A HOME WHERE THE WORK IS ALREADY DONE

Freshly updated from top to bottom and set in one of northeast Calgary's most established family communities, this Coventry Hills home offers an easy, move in ready lifestyle with all the big updates already complete.

With 1,191 sq ft above grade, 3 bedrooms, and 1.5 bathrooms, this is a home designed for comfortable, low maintenance living and lasting value.

MAIN FLOOR HIGHLIGHTS

- **Bright living room with new flooring and fresh paint**

- Sunny dining area open to the kitchen
- Refreshed kitchen with brand new cupboards and modern light fixtures
- New patio door opening to a private deck
- Fresh, updated finishes throughout the level
- Convenient 2 piece bathroom

Updated, bright, and ready for the way you live.

UPPER LEVEL

- **Comfortable primary bedroom**

- Two additional well sized bedrooms
- Fully renovated 4 piece bathroom
- Easy layout with all bedrooms on one level

A practical layout that keeps the whole family close.

BASEMENT POTENTIAL

- **Full undeveloped basement, a blank canvas**

- Laundry and utility already in place

Add a future rec room, home office, gym or extra storage.

UPDATES + LOCATION

- **Private deck off the main floor**

- Original poly B plumbing fully replaced with new water piping
- Minutes to elementary and high schools and shopping
- Quick access to the movie theatre, Stoney Trail and Deerfoot

Move in ready living in a connected northeast location.

UPGRADES & FEATURES

- New flooring and fresh paint throughout
- Brand new kitchen cupboards
- New modern light fixtures
- Renovated 4 piece bathroom
- New patio door to the deck

Original poly B plumbing fully replaced with new water piping.

AT A GLANCE

- 3 Bedrooms
- 1.5 Bathrooms
- 1,191 Sq Ft Above Grade
- Detached Home
- List Price: \$389,000
- Coventry Hills, NE Calgary
- Condo Fee: \$437/month
- Unfinished Basement
- Ideal for First-Time Buyers or Investors

WHY YOU'LL LOVE IT

This home stands out for one simple reason... it's done.

New floors. Fresh paint. New kitchen. Updated bath.

Move in ready in Coventry Hills, hard to find and even harder to replace.

LET'S MAKE YOUR NEXT MOVE A **POSITIVE** ONE!

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