

# \$399,999 - 11985 Coventry Hills Way Ne, Calgary

MLS® #A2247913

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,218 sqft

Residential on 0.03 Acres

Coventry Hills, Calgary, Alberta

Welcome to this charming 3-bedroom, 1.5-bathroom, 2-storey townhouse in the heart of Coventry Hills. Perfectly situated in a quiet neighborhood, this home backs onto green space and sits right across from a park â€” offering both privacy and a family-friendly setting. The main floor features a bright and functional layout with a cozy fireplace, a spacious living and dining area, a modern kitchen with stainless steel appliances, and a convenient half bathroom. Upstairs, youâ€™ll find three well-sized bedrooms and a full bathroom, providing plenty of space for family or guests. The unfinished basement is ready for your creative touch â€” ideal for a home gym, rec room, or additional storage. Enjoy the convenience of a single attached garage and low-maintenance living in one of Calgaryâ€™s most desirable communities. Schools, shopping, transit, and all amenities are just minutes away.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247913  |
| Price          | \$399,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,218     |



|            |               |
|------------|---------------|
| Acres      | 0.03          |
| Year Built | 2004          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 11985 Coventry Hills Way Ne |
| Subdivision | Coventry Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | t3k6g6                      |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 1                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground                   |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 55                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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