

# \$645,000 - 11432 Coventry Boulevard Ne, Calgary

MLS® #A2228748

**\$645,000**

4 Bedroom, 4.00 Bathroom, 1,521 sqft

Residential on 0.11 Acres

Coventry Hills, Calgary, Alberta

Welcome to this beautifully maintained, FULLY FINISHED WALK-OUT 2-storey home located in one of Calgary's friendliest communities—Coventry Hills. Situated on a generous 40'4"-WIDE LOT, this home has been tastefully upgraded and thoughtfully cared for. Step inside to discover laminate flooring, newer full-height kitchen cabinets with soft-close drawers, quartz countertops, stainless steel appliances, pot lights, and a stylish tile backsplash. Comfort meets convenience with an A/C unit, ON-DEMAND HOT WATER SYSTEM, newer rear fence, and a SIDE CONCRETE WALKWAY. The bright and spacious walkout basement is a standout feature, offering a cozy bedroom, full bathroom, wet bar, and a welcoming family room—perfect for movie nights or game days. With its SEPARATE ENTRY and functional layout, there's potential to create a suited basement, adding flexibility and long-term value. Upstairs, you'll find a large primary suite, two more generously sized bedrooms, and two full bathrooms, providing ample space for the entire family. The main living area is filled with natural light and features a fireplace, creating a warm and inviting space for relaxing or entertaining. The backyard opens up to your walkout patio—ideal for hosting summer BBQs or enjoying a quiet evening with loved ones. All of this in a vibrant neighbourhood with quick access to top amenities like Vivo Recreation Centre, Real Canadian Superstore, Landmark Cinemas, schools, parks, major



roads and more. BONUS POINTS: NEW  
ROOF, NEW SIDINGS, NEW GUTTERS,  
NEWER GARAGE DOOR. \*\*\*VIRTUAL TOUR  
AVAILABLE\*\*\*

Built in 1991

### Essential Information

MLS® #	A2228748
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,521
Acres	0.11
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	11432 Coventry Boulevard Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4B1

### Amenities

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

### Interior

Interior Features	Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	24
Zoning	R-G

## Listing Details

Listing Office	Royal LePage Benchmark
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