12705 Coventry Hills Way

Calgary | Active | MLS® A2325663

$557,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1998**	**1,459.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

NEW PRICE! Welcome to this beautifully maintained 1,459 sq. ft. two-storey home in the heart of Coventry Hills, perfectly positioned backing onto an expansive park and green space with direct access to outdoor recreation. Designed with family living in mind, the bright and functional main floor offers comfortable living and wide open spaces, a walk-through pantry, powder room and laundry area, while the upper level features three generously sized bedrooms. The spacious primary retreat is complete with a walk-in closet and a luxurious private ensuite with a jetted tub and in-floor heating, creating the perfect space to unwind at the end of the day.

The fully developed basement extends your living space with an inviting recreation area, complete with a dry bar and plenty of room to relax, host family and friends, enjoy movie nights, or simply kick back with a bowl of popcorn. Outside, you'll love the open views and privacy of backing onto a large park and green space, while the attached, insulated garage adds everyday convenience, storage and protection from the elements.

Location is second to none, with three schools all within walking distance, making this an outstanding home for growing families. You'll also appreciate the close proximity to shopping, restaurants, recreation facilities, public transit, and quick access to Stoney Trail for an easy commute throughout the city.

This is a fantastic opportunity to own a move-in-ready home in one of Coventry Hills' most convenient family-friendly neighbourhoods. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325663
Bedrooms	3
Bathrooms	2
Year Built	1998
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,459.46 sq. ft.
Main Level Finished Area:	731.51 sq. ft.
Upper Level Finished Area:	727.95 sq. ft.
Below Grade Finished Area:	674.37 sq. ft.
Acreage:	No
Lot Area:	4,505 sq. ft.
Lot Frontage:	38'7¾"
Front Exposure:	Northwest
Unit Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	3
Year built:	1998 (Age: 28)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9811697
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Alley Access, Double Garage Attached, Insulated, Multiple Driveways, On Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
Community:	Coventry Hills
Appliances:	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
2nd Floor	Bedroom - Primary · 17' × 11' ·
2nd Floor	Bedroom · 12'9" × 11'4" ·
2nd Floor	Bedroom · 11'1" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Pantry, Vaulted Ceiling(s)
Exterior Features:	Garden, Playground, Private Yard
Patio And Porch Features:	Deck, Front Porch

Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, No Neighbours Behind, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Jun 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12705-coventry-hills-way-calgary-a2325663/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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