

# \$424,900 - 94 Coventry Lane Ne, Calgary

MLS® #A2225302

**\$424,900**

2 Bedroom, 2.00 Bathroom, 772 sqft

Residential on 0.07 Acres

Coventry Hills, Calgary, Alberta

An exceptional opportunity at an unbeatable price point—this detached bare land condominium offers the perfect blend of privacy, functionality, and convenience. With low condo fees, a private west-facing backyard, and a prime location in the heart of the community, this home delivers lifestyle and value.

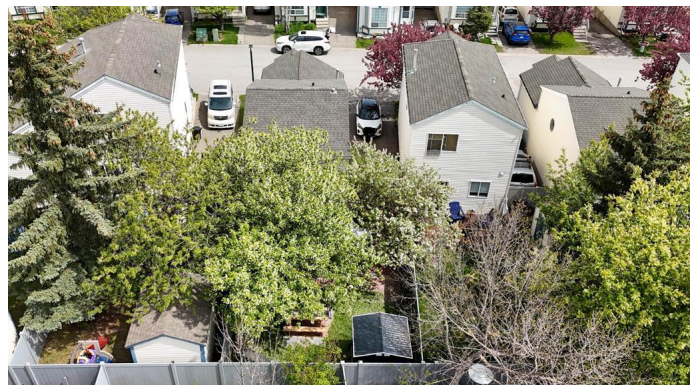
Ideally situated next to Nose Creek Park and just two turns from a major connector road, you're within walking distance to Country Hills Village, where you'll find shopping, restaurants, Superstore, a theatre, schools, and the VIVO Recreation Centre.

The interior features high ceilings, a bright open-concept layout, two full bathrooms, spacious bedrooms, and versatile living spaces with plenty of storage. Recent updates include a high-efficiency furnace, upgraded fencing, and Telus fibre optic service for enhanced connectivity.

Enjoy the morning sun through the front bay window and long, relaxing evenings in your private west-facing backyard, complete with mature trees and a two-tier wood deck. A paved driveway accommodates two large vehicles with ease. With quick access to the ring road, airport, and downtown, this home offers an affordable lifestyle without compromise.

Built in 1992

## Essential Information



MLS® #	A2225302
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	772
Acres	0.07
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	94 Coventry Lane Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4G4

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad, Paved

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	High Efficiency, Forced Air
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance

	Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	9
Zoning	R-2

### **Listing Details**

Listing Office	Real Broker
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