$579,900 - 12524 Coventry Hills Way Ne, Calgary

MLS® #A2259308

$579,900
3 Bedroom, 2.00 Bathroom, 1,095 sqft
Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

Welcome to this thoughtfully customized 3 bedroom bi-level home, perfectly situated in the family oriented community of Coventry Hills. Designed with comfort and versatility in mind, this unique, one of a kind home offers enhanced accessibility for those that may need; ideal for families who may have individuals with mobility challenges, or seniors seeking stair free living options. Step inside and youâ€™re greeted by a bright, open concept living room featuring soaring vaulted ceilings, expansive windows, and a neutral colour palette that creates a warm and inviting atmosphere. The spacious kitchen includes a generous pantry, a designated dining area, and French doors that open to a large deck; perfect for entertaining or enjoying the fully fenced backyard. This level features a spacious primary bedroom with double closets and direct access to a well appointed 4 piece bathroom. A second bedroom, offers additional comfort and flexibility. What was previously a third bedroom has been converted into a dedicated office space and is equipped with a Vertical Platform Lift; providing convenient access to both the garage (featuring a widened door jamb) and the fully developed lower level. To support individuals with accessibility; the home has three ceiling track systems - one located in the upper level bathroom and two in the lower level. The lower level offers exceptional additional living space, showcasing a spacious recreation room with a cozy gas fireplace, a

third bedroom and a 3 piece bathroom. A dedicated laundry area and generous storage further enhance the homeâ€™s practicality. This level also includes a separate games/playroom, which offers great flexibility and could be converted into a fourth bedroom to suit your familyâ€™s needs. Numerous recent upgrades, include new shingles (2025), furnace (2023), central air conditioning (2023), 100 AMP electrical panel (2023) and hot water tank (2019). Located in a vibrant, family friendly community, this home is just minutes from schools, the VIVO Recreation Centre, and a wide range of shopping and amenities. With quick access to both Deerfoot and Stoney Trail, this move in ready home offers the perfect blend of comfort, convenience, and connectivity.

Built in 1998

Essential Information

MLS® #	A2259308
Price	$579,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	12524 Coventry Hills Way Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3K 4S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	8
Zoning	R-G

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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