

# \$758,800 - 12739 Coventry Hills Way Ne, Calgary

MLS® #A2226677

## \$758,800

5 Bedroom, 4.00 Bathroom, 1,970 sqft  
Residential on 0.11 Acres

Coventry Hills, Calgary, Alberta

Fully Renovated | Income Potential | \$100,000  
in Upgrades | 3 Bedrooms Upstairs + Large  
Bonus Room | Main Floor Office | 2-Bedroom  
Basement with Private Entry

This beautifully renovated 5-bedroom home is an exceptional opportunity for investors, large families, or first-time buyers seeking rental income or multi-generational living. Featuring \$100,000 worth of renovations, this home blends modern elegance with functionality across all levels.

### Main Floor Highlights:

Open-concept kitchen and dining space â€” perfect for family gatherings

Spacious living room ideal for entertaining or relaxing

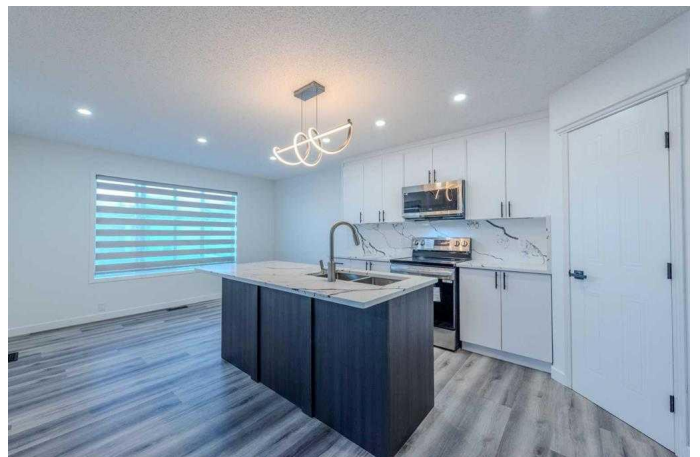
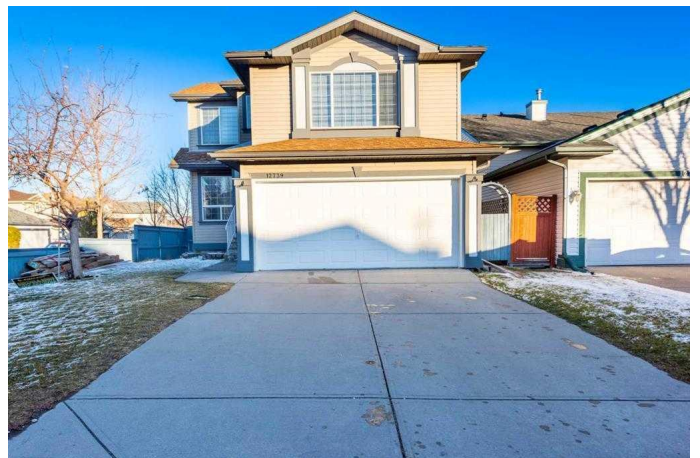
Main-floor office that can also serve as a 6th bedroom

Convenient 2-piece bath and dedicated laundry room

### Upstairs Features:

3 generously sized bedrooms, including a primary suite with ample closet space

A large bonus room, ideal for a second living space, playroom, or home theater



2 fully renovated bathrooms with modern vanities, toilets, and fixtures

#### Basement Features:

2 additional bedrooms

Full kitchen, 4-piece bathroom, and private laundry with NEW washer & dryer (2025)

Private entry through side door via garage/mudroom, perfect for tenant privacy

#### Upgrades & Renovations Include (\$100,000+):

New hot water tank (2025)

Quartz countertops and brand-new stainless steel kitchen appliances

New vinyl plank flooring throughout

Fresh paint, modern lighting fixtures, and fully redone bathrooms

New siding and roof recently replaced

#### Exterior Perks:

Prime corner lot with back alley access

Extra rear parking space for multiple vehicles or RV

#### Location Benefits:

Easy access to Deerfoot Trail, Stoney Trail, and the airport

Walking distance to 6 schools – a dream for families

Nearby ridge paths for walking and biking

Whether you want to live upstairs and rent out the basement, or rent both levels for maximum cash flow, this property checks every box. Turnkey, stylish, and income-ready – this is the home you’ve been waiting for.

Schedule your private tour today before it’s gone!

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226677    |
| Price          | \$758,800   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,970       |
| Acres          | 0.11        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 12739 Coventry Hills Way Ne |
| Subdivision | Coventry Hills              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3K5B2                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                              |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full, Suite                                                                                                      |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Vinyl Siding, See Remarks                           |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |
| Zoning         | R-G            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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