

**292 Coventry Close NE Calgary, AB T3K 4C5**

**Residential  
Incomplete**

**A1243865**

**DOM:** 0  
**CDOM:** **LP:** \$399,900.00  
**OP:** \$0.00



**Class:** Detached  
**County:** Calgary  
**Type:** House  
**Levels:** Two  
**Year Built:** 1992  
**LINC#:** [0019921782](#)  
**Arch Style:** 2 Storey  
**Possession:** Negotiable  
**Lot Dim:**  
**Front Length:** 22M 72`2"  
**Legal Desc:** 9111941;2;22  
**Legal Pln:** 9111941 **Blk:** 2  
**City:** Calgary  
**Subdivision:** Coventry Hills  
**Ttl Beds:** 3  
**F/H Bth:** 1/1  
**RMS SQFT:** 1,186.53  
**LP/SF:** \$337.03  
**Suite:** No  
**Lot Size:** 3627 SqFt  
**Lot Depth:** 0.00 M 0'

**Zoning:** R-2  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** None Known  
**Tax Amt/Yr:** \$2,341.00/2022  
**Loc Imp Amt:**  
**Front Exp:** S

**Public Remarks:** This is the opportunity you've been waiting for! Come and check out this 3 Bedroom 1.5 Bathroom home with just under 1700 sqft of fully developed space in the highly desirable beautiful community of Coventry. There will never be a better opportunity for you to turn this into your dream home with all the local amenities one could ask for. Just a short walk from Schools (all levels – Elementary, Jr High, High) from playgrounds, and all amenities like Home Depot, Canadian Tire, Sobey's, Superstore, Public Library, Movie Theatre, Vivo and so much more... Don't wait until it's too late. Come see it today! (Newer Hot Water Tank, Furnace and SS Appliances)

**Directions:**

**Rooms & Measurements**

<b>Baths:</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>	<b>Bed Abv:</b> 3	<b>Main:</b> 55.78	<b>Mtr2</b>	600.45	<b>SqFt</b>
<b>EnSt Bth:</b>	1	0	1	0	0	<b>Rms Abv:</b> 8	<b>Upper:</b> 54	<b>Mtr2</b>	586	<b>SqFt</b>
	0	0	0	0	0		<b>Blw Grade:</b> 42	<b>Mtr2</b>	452	<b>SqFt</b>
							<b>Total AG:</b> 110.23	<b>Mtr2</b>	1,186.53	<b>SqFt</b>

**Property Information**

**Basement:** Finished, Full  
**Heating:** Forced Air, Natural Gas  
**Construction:** Vinyl Siding, Wood Frame  
**Foundation:** Poured Concrete  
**Exterior Feat:** None  
**Roof Type:** Asphalt Shingle  
**Reports:** RMS Supplements  
**Parking:** Parking Pad **Total:** 2  
**Features:** No Animal Home, No Smoking Home  
**Comm Feature:** Golf, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby  
**Lot Features:** Back Lane, Lawn, Landscaped, Level, Rectangular Lot  
**Goods Include:** N/A  
**Appliances:** Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings  
**Other Equip:** None  
**Goods Exclude:** N/A

**Lndry Feat:** In Basement  
**Cooling:** None  
**Fireplaces:** 0  
**Flooring:** Carpet, Linoleum  
**Fencing:** Fenced  
**Balcony:** None

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Kitchen	Main	12`2" x 9`0"	Dining	Main	11`10" x 10`9"
Living	Main	14`4" x 11`7"	Family	BSMT	21`6" x 11`5"
Foyer	Main	4`5" x 4`0"	Laundry	BSMT	15`0" x 11`0"
Other	Main	17`0" x 10`0"	Primary Bed	Upper	12`2" x 11`0"
Bedrm	Upper	9`2" x 7`9"	Bedrm	Upper	14`9" x 7`9"
2pc Bathroom	Main	5`2" x 5`0"	4pc Bathroom	Upper	8`6" x 5`0"

**Agent & Office Information**

**List REALTOR®:** [Mike Abou Daher](#) team@mikeaboudaher.com  
**List Firm:** [REAL BROKER](#)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7  
**Appt:** ShowingTime App  
**Showing Contact:** Mike Abou Daher 403-809-9386  
**Comm:** 2.5% on the first 100k, 1.5% on the balance.  
**LB Type/Info:** SentriLock/At the front by the gate  
**Owner Name:** Kim  
**Ownership:** Private  
**Occupancy:** Owner  
**Exclusion:** No  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"  
**Phone:** 403-809-9386  
**Phone:** 855-623-6900  
**Firm Fax:**  
**List Date:** 07/29/2022  
**Expiry Dt:** 10/28/2022  
**With Dt:**  
**SRR:** No

**Printed Date:** 07/28/2022 10:15:41 PM

