\$574,900 - 46 Coverdale Way Ne, Calgary

MLS® #A2232788

\$574,900

4 Bedroom, 3.00 Bathroom, 1,233 sqft Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

OPEN HOUSE SATURDAY, JUNE 21 FROM 12:00-4:00pm***Location, location, location. This charming home is ideally situated close to an array of amenities, including walking paths, schools, parks, and a shopping centre that features grocery stores, theatres, restaurants, and a wide selection of shops. With quick and easy access to both Stoney Trail and Deerfoot Trail, commuting throughout the city is easy.

Immaculately maintained, over 1600 sq ft of living space in this cozy home greets you with a welcoming front porch nestled along a beautiful tree-lined street. The large reverse pie lot provides generous space on both sides of the property, offering extra privacy and separation from neighbors. A paved back alley adds further distinction to this home.

Step inside to a spacious foyer that opens into a bright and inviting living room. The kitchen offers plenty of cabinetry and plenty of space for a full-sized dining table. Laminate flooring on the main level. Half bath with laundry completes the main level. Enjoy the built in vacuum and attachments.

Upstairs, there are three comfortable bedrooms, including a spacious master bedroom with a walk-in closet. The main 4 pce bathroom has been tastefully updated, and the freshly shampooed carpet throughout the upper floor gives a fresh, move-in ready touch.







The fully finished basement expands your living space with a large recreation room, an additional bedroom, and another 4 -piece bathroom. Step outside from the kitchen onto a large deck with gas line, ideal for summer BBQing and outdoor gatherings. The backyard is fully fenced with fresh sod, simple landscaping, and room to enjoy. A double detached heated, fully drywalled and insulated garage completes the package.

Recent updates include brand new shingles installed just last week, fresh sod in the backyard, and new shingles and siding on both the house and garage to be completed through an insurance claim. The deck has been freshly painted, and the home shows pride of ownership throughout.

This well-cared-for property offers comfort, functionality, and a prime location. A must-see and shows 10 out of 10!

Built in 1994

Essential Information

MLS® # A2232788

Price \$574,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,233 Acres 0.09 Year Built 1994

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 46 Coverdale Way Ne

Subdivision Coventry Hills

City Calgary
County Calgary
Province Alberta
Postal Code T3K 4J9

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear, Heated

Garage

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, French Door, Laminate Counters,

Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 20th, 2025

Days on Market 1

Zoning R-G

Listing Details

Listing Office Diamond Realty & Associates LTD.

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