

# \$529,900 - 46 Coverdale Way Ne, Calgary

MLS® #A2249872

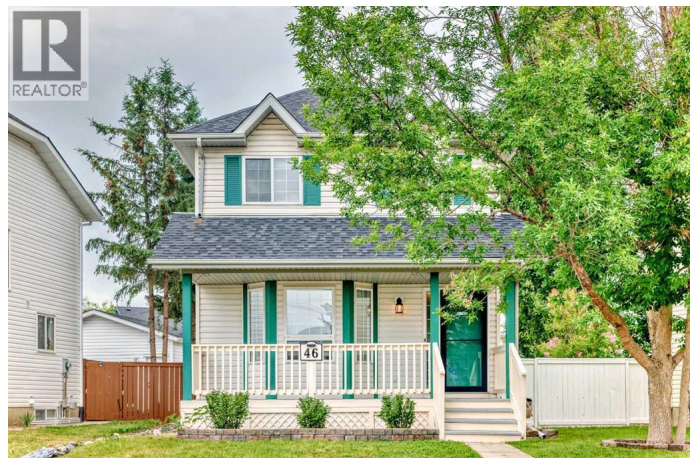
**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Single Family on 0.09 Acres

Coventry Hills, Calgary, Alberta

Location truly matters, and this charming home offers the best of both convenience and comfort. Ideally situated near walking paths, schools, parks, and a shopping centre with grocery stores, theatres, restaurants, and a wide variety of shops, everything you need is just minutes away. With quick access to both Stoney Trail and Deerfoot Trail, commuting throughout the city is effortless. Immaculately maintained and offering over 1,600 square feet of living space, this cozy home welcomes you with a front porch set along a beautiful tree-lined street. The large reverse pie lot provides extra privacy with generous space on both sides of the property, while a paved back alley adds distinction. Inside, the spacious foyer leads to a bright and inviting living room. The kitchen provides abundant cabinetry and room for a full-sized dining table, with access to a large deck complete with gas line—perfect for summer barbecues. Laminate flooring flows throughout the main level, which also features a half bath with laundry and the convenience of a built-in vacuum system with attachments. Upstairs, you'll find three comfortable bedrooms, including a generous master bedroom with a walk-in closet. The main four-piece bathroom has been tastefully updated. The fully finished basement expands your living space with a large recreation room, an additional bedroom, and another full bathroom. The backyard is fully fenced with fresh sod, simple landscaping, and plenty of room to enjoy. A double detached



garage that is heated, fully drywalled, and insulated completes the package. Recent updates include brand-new shingles on both the house and garage, new siding, fresh sod in the backyard, and a freshly painted deck. This home shows pride of ownership throughout and combines comfort, functionality, and an unbeatable location. A must-see property that truly shines! (id:6289)

Built in 1994

**Essential Information**

Listing #	A2249872
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,233
Acres	0.09
Year Built	1994
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	46 Coverdale Way Ne
Subdivision	Coventry Hills
City	Calgary
Province	Alberta
Postal Code	T3K4J9

**Amenities**

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane, French door, Closet Organizers, Level, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan,
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	Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Diamond Realty & Associates LTD.



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