

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

MLS® #A2249872

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

OPEN HOUSE SUNDAY, NOV 16 FROM 11:00 AM-1PM\*\*\*\*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!

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249872    |
| Price          | \$529,900   |
| 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, Storage, Walk-In Closet(s), French Door, Laminate Counters                       |
| 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          | 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    | August 19th, 2025 |
| Days on Market | 88                |
| Zoning         | R-G               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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