

# \$629,000 - 46 Covepark Rise Ne, Calgary

MLS® #A2236008

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

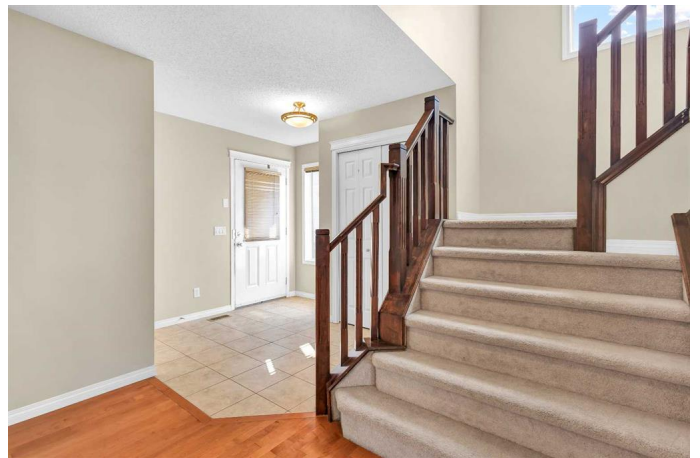
Welcome to this move-in ready 2-storey home in Coventry Hills, offering over 1,780 sq ft of well-planned living space. The main floor features durable hardwood and tile flooring, a cozy gas fireplace in the living room, and a functional kitchen with upgraded countertops, cabinets, and a walk-in pantry. A flexible front room provides options for a dining area, home office, or kids's™ playroom.

Upstairs, discover a spacious bonus room filled with natural light, along with three bedrooms. The primary suite includes a walk-in closet and private ensuite with a soaker tub and separate shower. The upper-level laundry adds everyday convenience.

The unfinished basement presents excellent potential for future development—whether as a recreation room, gym, or additional living area—tailored to your needs. Outside, the west-facing backyard is fully fenced with plenty of space for gatherings, gardening, or RV parking, with rear lane access for flexibility.

Located within walking distance to Coventry Hills School, Nose Creek School, and North Trail High School, and just minutes from shopping, parks, and transit. This home combines everyday convenience with future growth potential.

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236008    |
| Price          | \$629,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,782       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 46 Covepark Rise Ne |
| Subdivision | Coventry Hills      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 0A5             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Electric Stove |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Garden                  |
| Lot Description   | Back Lane, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 106            |
| Zoning         | R-G            |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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