

# \$450,000 - 224 Covehaven Road Ne, Calgary

MLS® #A2239020

## \$450,000

3 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.07 Acres

Coventry Hills, Calgary, Alberta

**\*OPEN HOUSE - SAT JULY 19, 12-2PM AND SUN JULY 20, 12-2PM\*** Welcome to this well-maintained bi-level home in the heart of family-friendly Coventry Hills-an excellent opportunity for homebuyers or investors looking for value and future potential. With approx 1800 sq ft of total living space, this charming detached home features 3 spacious bedrooms, 2 full bathrooms, a solid foundation, thoughtful updates, and with just a touch of TLC, this home would truly shine. Beautifully maintained with strong structural integrity, it's move-in ready with room to personalize and add your own finishing touches. Upstairs, you'll find a renovated kitchen complete with stainless steel appliances (2016) that opens into a bright and airy kitchen eating area. From here, step directly out onto the large elevated balcony-perfect for enjoying morning coffee, summer BBQs, or peaceful evenings in your private backyard setting. The main floor also features the primary bedroom and a second bedroom, a 4-piece bathroom, along with a light-filled living room ideal for relaxing and entertaining. The fully finished lower level offers a warm and inviting family room with a fireplace, a third bedroom, a full 4-piece bathroom, and flexible space ideal for a home theatre, games area, or teen retreat. Enjoy recent important upgrades that offer peace of mind, including a New Roof (2021) and New Siding, Eavestroughs & Downspouts (2025). The backyard parking pad offers convenient



off-street parking and potential for a future garage. Ideally located close to Vivo Recreation Centre, schools, parks, shopping, and public transit, with easy access to Deerfoot Trail, Stoney Trail, and just 13 minutes to Calgary International Airport-this home offers the best of both community living and city convenience. A great opportunity to personalize a detached home in a wonderful neighbourhood-book your private showing today and imagine the possibilities!

Built in 2003

### **Essential Information**

MLS® #	A2239020
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	224 Covehaven Road Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5W8

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Parking Pad

## Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, See Remarks, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Environmental Reserve, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
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