

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

MLS® #A2249872

\$529,900

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.09 Acres

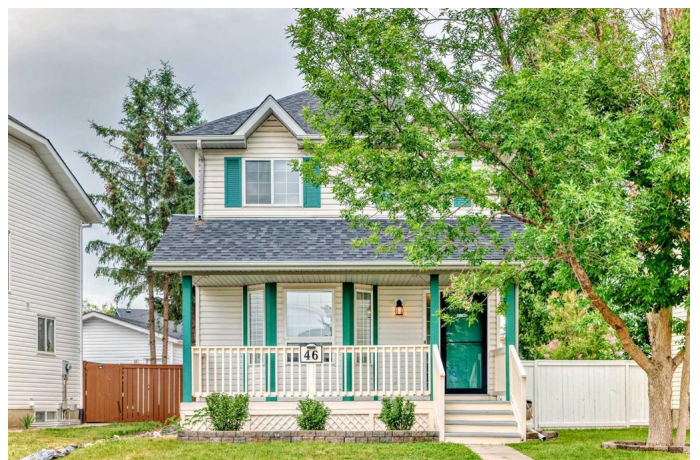
Coventry Hills, Calgary, Alberta

OPEN HOUSE SATURDAY, AUG 30 FROM 2-4PM*****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, 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	August 19th, 2025
Days on Market	10
Zoning	R-G

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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