

# \$609,900 - 36 Covecreek Mews Ne, Calgary

MLS® #A2236305

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.06 Acres

Coventry Hills, Calgary, Alberta

Welcome to this BEAUTIFULLY UPGRADED and MOVE-IN READY FAMILY HOME in the desirable community of COVENTRY HILLS. This SOUTH-FACING property features a BRAND-NEW HAIL-RESISTANT ROOF (JUNE 2025), along with a STUCCO EXTERIOR, COVERED FRONT PORCH, CUSTOM WOOD-STAINED FRONT DOOR, and DOUBLE ATTACHED GARAGE. A BUILT-IN FIRE SUPPRESSION SYSTEM adds peace of mind.

Step inside to a BRIGHT, OPEN-CONCEPT layout with 9'™ CEILINGS, CENTRAL A/C, and plenty of NATURAL LIGHT. Recent interior updates (2025) include NEW CARPET, MODERN LIGHT FIXTURES, and UPDATED FAUCETS.

The living room features a GAS FIREPLACE and opens to an EXPANDED DECK with BBQ GAS LINE, overlooking a FULLY FENCED BACKYARD—perfect for entertaining, kids, and pets.

Upstairs includes a LARGE BONUS ROOM, two secondary bedrooms, a 4-PIECE BATH, and a PRIVATE PRIMARY SUITE with a WALK-IN CLOSET and 5-PIECE ENSUITE. UPPER-LEVEL LAUNDRY comes complete with a NEW FRONT-LOAD WASHER AND DRYER.

Located near PUBLIC & CATHOLIC SCHOOLS, PARKS, TRANSIT, and major routes including STONEY TRAIL and DEERFOOT TRAIL, with SHOPPING and AMENITIES just minutes away.



KEY FEATURES: NEW HAIL-RESISTANT ROOF (2025), GRANITE COUNTERTOPS, GAS STOVE, NEW STAINLESS STEEL APPLIANCES, CENTRAL A/C, NEW CARPET, FIRE SUPPRESSION SYSTEM, FRONT-LOAD LAUNDRY, EXPANDED DECK, and FULLY FENCED BACKYARD.

Built in 2013

**Essential Information**

MLS® #	A2236305
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.06
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	36 Covecreek Mews Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0V8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	76
Zoning	R-G

## Listing Details

Listing Office	PropZap Realty
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