

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

MLS® #A2249872

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.09 Acres

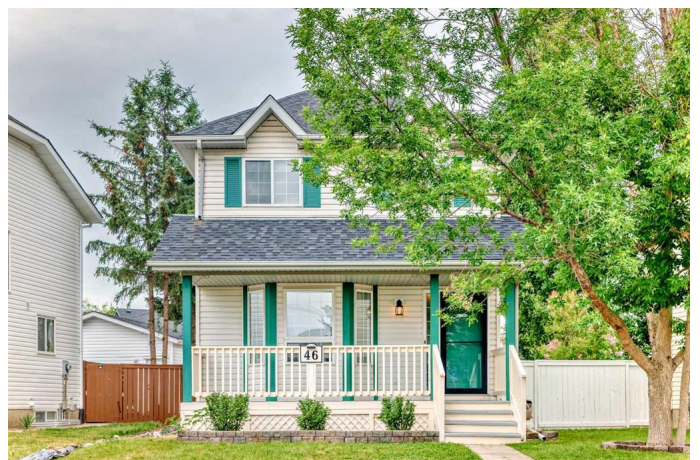
Coventry Hills, Calgary, Alberta

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 Closet Organizers, French Door, Laminate Counters, Storage, Walk-In Closet(s), Central Vacuum

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 66

Zoning R-G

### Listing Details

Listing Office Diamond Realty & Associates LTD.

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