

46 covepark Rise NE
Calgary, Alberta

MLS # A2236008



\$599,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,782 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: NONE

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.