

# \$649,000 - 46 Covepark Rise Ne, Calgary

MLS® #A2236008

## \$649,000

3 Bedroom, 3.00 Bathroom, 1,782 sqft  
Residential on 0.09 Acres

Coventry Hills, Calgary, Alberta

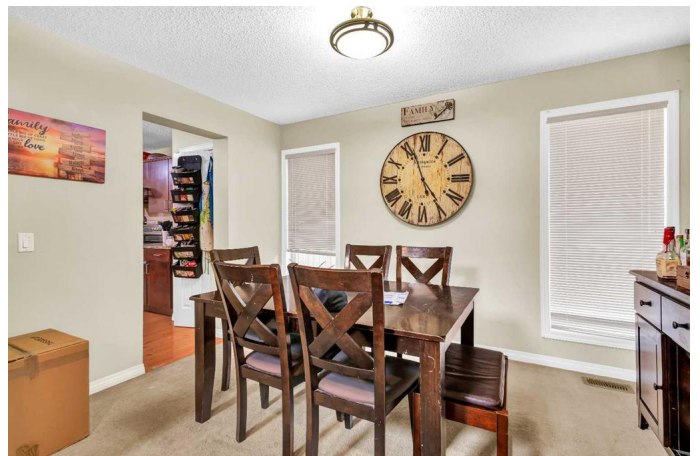
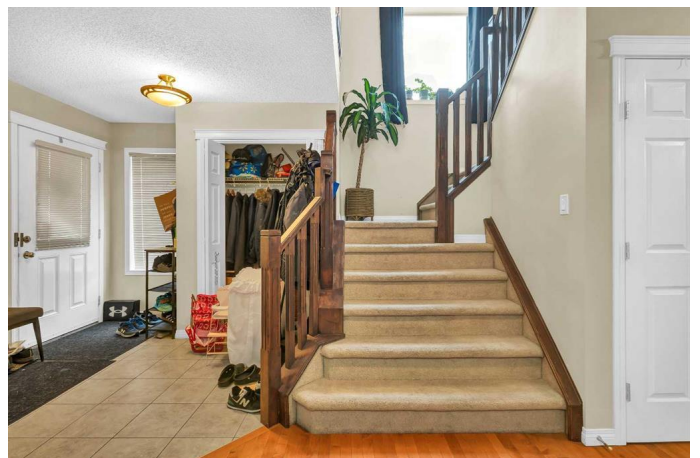
This well-maintained, move-in ready 2-storey home offers over 1,781 sq ft of practical living space, perfect for first-time buyers, growing families, or investors looking for a solid rental property.

The main floor features durable hardwood and tile flooring, a cozy gas fireplace in the living room, and a functional kitchen with updated countertops and cabinets. There's also an additional front flex space—perfect for a formal dining room, home office, kids' playroom, or hobby area, giving you the versatility to suit your lifestyle needs.

Upstairs, you'll find a spacious bonus room, ideal for movie nights or a second workspace. The primary bedroom includes a walk-in closet and a private ensuite, while upper-level laundry adds everyday convenience.

Other features include a double attached garage, a full unfinished basement ready for your customization, and a west-facing backyard with fully fencing, large usable space, and rear alley access—ideal for RV parking, future shed, or garage expansion.

Situated just a short walk from Coventry Hills School, Nose Creek School, and North Trail High School, and only minutes to shopping, parks, and transit.



This is a well-designed, functional home in a family-friendly neighborhoodâ€”ready for you to move in and make it your own!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236008    |
| Price          | \$649,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,782       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 46 Covepark Rise Ne |
| Subdivision | Coventry Hills      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 0A5             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                               |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, Garden                  |
| Lot Description   | Back Lane, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 68             |
| Zoning         | R-G            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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