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GRASSROOTS
REALTY GROUP

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46 covepark Rise NE
Calgary, Alberta

MLS # A2236008

$649,000

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, Suite	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	NONE

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 neighborhood—ready for you to move in and make it your own!