

# \$539,900 - 38 Covehaven Rise Ne, Calgary

MLS® #A2208453

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,234 sqft  
Residential on 0.07 Acres

Coventry Hills, Calgary, Alberta

**\*\*OPEN HOUSE THIS SUN APR 6, 2-4PM\*\***

Central Air Conditioning | 4 Bedrooms, 2.5  
Baths | Gas Fireplace in Living Room | Fully  
Finished Basement | Lanscaped and Fully  
Fenced Backyard |

Welcome to this charming 3+1 Bedroom, 2.5 Bath homeâ€”perfect for families or first-time buyers. From the moment you step inside, you'll feel home sweet home. The layout is incredibly functional, designed for both comfort and ease of living. The bright, south-facing Living Room is filled with natural light and features a cozy Gas Fireplace. The well-appointed Kitchen includes a central Island with a Breakfast Bar, while the spacious Dining Room opens onto a sunny Backyard Deck. A convenient Half Bath completes the Main Level.

The Upper Level offers a spacious Primary Bedroom with a Walk-In Closet and a convenient cheater door to the generous 4-piece Bathroom, along with two additional well-sized Bedrooms.

The Finished Basement adds extra living space. It features a large Game Room, a fourth Bedroom, and a 3-piece Bathroom. Laundry is located in the Basement.

Enjoy summer evenings in the Fully Fenced, Lanscaped Backyard with Back Lane access and a Two-Car Parking Pad. Nestled on a



quiet street in Coventry Hills, this home is within walking distance to Country Hills Centre, Superstore, Vivo, Schools, Parks, and Transit. Quick access to Stoney Trail and Deerfoot makes commuting a breeze. Don't miss out on this cozy and practical family home—book your showing today!

Built in 2004

### Essential Information

MLS® #	A2208453
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,234
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	38 Covehaven Rise Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5W8

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Breakfast Bar, Kitchen Island, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Zoning	R-G

### **Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.