

# \$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)
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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
Days on Market	2
Zoning	R-G

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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