



GRASSROOTS

REALTY GROUP

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**47 Covehaven Mews NE
Calgary, Alberta**

MLS # A2306067



\$505,000

Division:	Coventry Hills		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,353 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: back door bench

This well-maintained Cambridge-built home is one of the most walkable semi-detached properties in Coventry Hills. It offers over 1,970 sqft of developed living space with no condo fees and a rare triple-vehicle parking pad (8.10 m width). The interior features new luxury vinyl plank flooring, fresh paint throughout, and a modern quartz kitchen updated with a three-person island, soft-close cabinetry and fresh cabinet faces (2021), a walk-in pantry, and a 2023 stainless steel appliance refresh. Upstairs, two spacious primary bedrooms each include private ensuites and walk-in closets, accented by custom feature walls and wainscoting. The fully finished lower level adds versatility with a large full bath featuring a jetted soaker tub and floor-to-ceiling tile. A new roof was installed in 2024. The sunny, south-facing backyard is fully fenced and optimized for low maintenance with an extra-wide deck, turf dog run, patio stones, and a storage shed. Ideally situated on a quiet street with no rear neighbours, the property offers direct access to a walking path leading to Coventry shopping plaza and provides quick access to Stoney Trail, top-tier schools, and the Calgary International Airport within 9 kms.