



**233 Coverdale Road NE
Calgary, Alberta**

MLS # A2319030



\$600,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,843 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained 4-level split in the highly sought-after community of Coventry Hills, offering over 2,300 sq. ft. of developed living space, 4 bedrooms and 3 bathrooms. Functional and family-friendly layout, this home showcases true pride of ownership throughout. Recent exterior updates include new siding, roof, and one side of the fence (all 3 completed in 2025), as well as a freshly repainted front deck (June 2026). The extra-wide driveway accommodates up to three vehicles in addition to the double attached garage, providing ample parking for family and guests. The garage also has built-ins and an attached shed for even more storage. Step inside to discover soaring vaulted ceilings and warm hardwood flooring that create an inviting first impression. The bright front living room flows seamlessly into the formal dining area, while the spacious kitchen features stainless steel appliances, including a newer stove (2024) and dishwasher (2023). Upper level hosts the primary retreat, complete with a 4-piece ensuite featuring a tub/shower combination. Two additional generously sized bedrooms and a second 4-piece bathroom complete this level. On the third level, you'll find a spacious family room centered around a cozy gas fireplace, perfect for relaxing or entertaining. Versatile den with french glass doors and built-in shelving offers an ideal space for a home office, study, or hobby room. This level also includes a convenient laundry room and a 2-piece bathroom. One of the standout features of this home is the incredible backyard oasis. Backing onto a green space with no direct rear neighbors, the yard offers exceptional privacy. Enjoy summer gatherings under the expansive pergola-covered patio, complete with a charming elevated nook tucked within the structure—perfect as a reading retreat or imaginative play space for children. Additional outdoor features

include a dog run and a storage shed. Fully developed fourth level adds even more living space with a fourth bedroom, recreation area, and utility/storage room. Drywall installation has been completed, with only minor finishing touches such as taping and mudding remaining, allowing the next owner to easily add their personal touch. This exceptional home combines comfort, functionality, and outdoor living in a great neighborhood!