

35 Covecreek Place NE  
Calgary, Alberta

MLS # A2243461



\$638,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Refrigerator x2, Stove x2, Washer x2, Dryer x2, Dishwasher, Microwave Hood Fan, Microwave, Window Coverings, Garage Controls

Tucked away on a quiet cul-de-sac, this home with a fully LEGAL SUITE offers income potential or flexible multi-generational living—right in the heart of family-friendly Coventry Hills. Featuring 9-foot ceilings, an open-concept layout, walk-in closets in every bedroom, and heated flooring in the downstairs bathroom! Enjoy cozy evenings by the fireplace, or cooking in the spacious kitchen with a brand-new microwave hood fan (2024). The upper floor also boasts a new washer/dryer (2024), and the roof was just replaced in 2025. Step outside to the private back yard with raised garden beds, and an insulated garage. Walk your kids to the nearby schools and playgrounds—just steps away. Whether investing or settling down, this home delivers both comfort and opportunity.