



**84 Coverdale Road NE  
Calgary, Alberta**

**MLS # A2245771**



**\$569,000**

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum		

**Inclusions:** n/a

This beautifully renovated home offers modern living in a prime park side location, with quick access to some of Calgary's best amenities. Enjoy an easy walk to shopping, schools, playgrounds, and transit. Inside, the main floor features an open and inviting layout with two spacious bedrooms and a chef-inspired kitchen complete with upgraded stainless steel appliances, custom cabinetry, quartz counter tops, an under-mount granite sink, and a glass tile back-splash. The kitchen flows seamlessly into the large dining and family room—perfect for both daily living and entertaining. The primary bedroom boasts custom wardrobe cabinets and patio doors leading to the back deck oasis, while the second bedroom includes a generous walk-in closet. The fully finished lower level offers large above-grade windows, a cozy corner gas fireplace, a full bathroom, a spacious rec room, a third bedroom, and a laundry room—ideal for guests, teens, or a growing family. Additional highlights include: electric blind controls, heated bathroom floors, knockdown ceilings, pot lights, maple and tile flooring, white trim and baseboards, modern plumbing and light fixtures, updated windows, air conditioning, and RV parking. Topped off with an oversized 22' x 22' garage, this home is the complete package. Freshly painted, just move in and enjoy!