

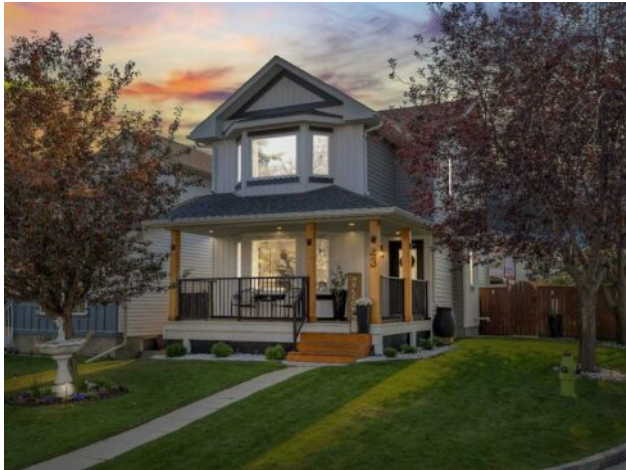


**GRASSROOTS**  
REALTY GROUP

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## 43 Covehaven View NE Calgary, Alberta

**MLS # A2259662**



# \$534,900

<b>Division:</b>	Coventry Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, L		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

Beautifully Updated Corner Lot Home in Coventry Hills with 20' x 20' Carport & Triple Pane Windows! Welcome to 43 Covehaven View NE, a beautifully updated and well-maintained corner lot property with incredible curb appeal and thoughtful upgrades throughout. Enjoy your mornings on the charming front veranda and appreciate the convenience of no sidewalk to shovel in the winter. A large 20' x 20' carport (2021) offers excellent protection for your vehicles from hail and snow. Inside, the heart of the home is the stunning updated kitchen, featuring quartz countertops, quartz island, soft-close cabinets and drawers, a new hood fan (2025), stainless steel appliances (2021) and hardwood floors throughout the main level. The cozy living room showcases a new electric fireplace with blower (2024), adding warmth and style. Upstairs, you'll find three bedrooms and a full bathroom, including one bedroom enhanced with charming wainscoting (2025). The main and upper levels are upgraded with new triple-pane windows (2025) for energy efficiency and comfort. The windows also have a lifetime warranty that is transferable. All blinds new (2025). New shingles, siding, eavestroughs & downspouts (03/2025). The fully developed basement offers even more living space, with a large open area perfect for a rec room, exercise space, or home office, plus a 3-piece bathroom. Additional updates include: Newer washer/dryer (2020). New furnace & hot water tank (2022). PEX piping for peace of mind. There is a 10' x 10' shed for additional storage. This backyard has several trees including a maple tree to add privacy. This move-in ready home is the perfect balance of style, function, and comfort—all in a fantastic location which is walking distance to 6 schools, VIVO rec centre/library, Northpointe transit hub, movie theatre, storm pond and

many retail shops including Superstore, Sobeys, Dollarama, Canadian Tire, Home Depot, Starbucks, restaurants, banks, Shoppers Drug Mart and more. Easy access to the Calgary Airport, Stoney Trail, Deerfoot Trail and Crossiron Mills outlet mall.