



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

43 Covington Rise NE
Calgary, Alberta

MLS # A2285597



\$530,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Coventry Hills | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 981 sq.ft. | Age: | 1991 (35 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached, Garage Door Opener, Garage Faces Rear | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Double Vanity, No Smoking Home, Pantry, Stone Counters, Storage, Vaulted Ceiling(s) | | |

Inclusions: None

OUTSTANDING VALUE; BEAUTIFULLY UPDATED! 4 Bedrooms | 2 Bathrooms | Double Detached Garage - NO Poly-B! Tucked away on a quiet, low-traffic street, this charming and updated 4-level split offers the perfect blend of comfort, space, and style. Situated on a sunny south-facing backyard, this home is flooded with natural light thanks to its large windows and vaulted ceilings. Step inside to discover a spacious open-concept living, dining, and kitchen area, all tied together with new luxury vinyl plank (LVP) flooring. The bright white kitchen boasts a glass tile backsplash, quartz countertops, and plenty of storage—ideal for both everyday use and entertaining. Upstairs, the large primary bedroom offers a peaceful retreat, alongside a generously sized second bedroom. The renovated full bathroom features a soaker tub, double vanity, and stylish modern finishes. The third level is fully developed and flexible in layout, with two additional bedrooms—or configure one as a sitting room or office. Another recently updated full bathroom adds functionality and convenience. The fourth level offers a generous space for storage, laundry, or can easily be finished into a games room, gym, or media space—whatever suits your lifestyle. Enjoy outdoor living in the private, sun-soaked backyard, complete with a double detached garage and room to relax or garden. The plumbing (all changed to PEX), and HWT were replaced in 2019, and the roof shingles in 2021. Quiet street; Sunny south backyard; Stylish updates throughout; Detached garage; Close to schools, parks, shopping & transit This move-in-ready home offers exceptional value and versatility. Schedule your private showing today!