

# \$609,900 - 36 Covecreek Mews Ne, Calgary

MLS® #A2236305

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.06 Acres

Coventry Hills, Calgary, Alberta

Welcome to this BEAUTIFULLY UPGRADED and MOVE-IN READY FAMILY HOME in the desirable community of COVENTRY HILLS. This SOUTH-FACING property features a BRAND-NEW HAIL-RESISTANT ROOF (JUNE 2025), along with a STUCCO EXTERIOR, COVERED FRONT PORCH, CUSTOM WOOD-STAINED FRONT DOOR, and DOUBLE ATTACHED GARAGE. A BUILT-IN FIRE SUPPRESSION SYSTEM adds peace of mind. Step inside to a BRIGHT, OPEN-CONCEPT layout with 9'™ CEILINGS, CENTRAL A/C, and plenty of NATURAL LIGHT. Recent interior updates (2025) include NEW CARPET, MODERN LIGHT FIXTURES, and UPDATED FAUCETS.

The living room features a GAS FIREPLACE and opens to an EXPANDED DECK with BBQ GAS LINE, overlooking a FULLY FENCED BACKYARD—perfect for entertaining, kids, and pets.

Upstairs includes a LARGE BONUS ROOM, two secondary bedrooms, a 4-PIECE BATH, and a PRIVATE PRIMARY SUITE with a WALK-IN CLOSET and 5-PIECE ENSUITE. UPPER-LEVEL LAUNDRY comes complete with a NEW FRONT-LOAD WASHER AND DRYER.

Located near PUBLIC & CATHOLIC SCHOOLS, PARKS, TRANSIT, and major routes including STONEY TRAIL and DEERFOOT TRAIL, with SHOPPING and AMENITIES just minutes away.



KEY FEATURES: NEW HAIL-RESISTANT ROOF (2025), GRANITE COUNTERTOPS, GAS STOVE, NEW STAINLESS STEEL APPLIANCES, CENTRAL A/C, NEW CARPET, FIRE SUPPRESSION SYSTEM, FRONT-LOAD LAUNDRY, EXPANDED DECK, and FULLY FENCED BACKYARD.

Built in 2013

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236305    |
| Price          | \$609,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,655       |
| Acres          | 0.06        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 36 Covecreek Mews Ne |
| Subdivision | Coventry Hills       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 0V8              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings    |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas, Living Room, Tile, Mantle                                                            |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 59             |
| Zoning         | R-G            |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.