

# \$600,000 - 91 Covepark Rise Ne, Calgary

MLS® #A2162291

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.10 Acres

Coventry Hills, Calgary, Alberta

One of the best locations in all of Coventry Hills for its walkability to 6 schools as well as to shopping/recreation amenities. This home on a corner lot with 1 neighbor is very clean & well maintained. The main floor living room features a gas fireplace for those cold winter months and upstairs there are 3 very sunny and bright bedrooms and a full bathroom. The open concept kitchen is well designed, it has an island and ample counter/cabinet space, and there is a new LG refrigerator (2020). The basement, which includes a 3-piece bathroom, was professionally renovated (October 2021) by Basement Builders and has a 5-year warranty and just may be your favorite place to hang out. There are new smoke and CO detectors (July 2024) on the main and upper floor. The furnace and ducts were serviced and cleaned (Aug 2024) and there is a new hot water tank (July 2022). The spacious backyard has an 8-head sprinkler system and could allow for RV access/parking with some modifications. The double garage and paved alley will also be appreciated by car enthusiasts or those who just don't like a dusty/gravel alley. New shingles (2023), new fence on the right side (July 2018).

Built in 2005

## Essential Information

MLS® #

A2162291



|                |             |
|----------------|-------------|
| Price          | \$600,000   |
| Sold Price     | \$585,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,202       |
| Acres          | 0.10        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 91 Covepark Rise Ne |
| Subdivision | Coventry Hills      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 6G2             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, Living Room                                                          |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                               |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Underground Sprinklers, Private |
| Roof              | Asphalt Shingle                                                                            |
| Construction      | Vinyl Siding                                                                               |
| Foundation        | Poured Concrete                                                                            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 5th, 2024  |
| Date Sold      | September 26th, 2024 |
| Days on Market | 21                   |
| Zoning         | R-1N                 |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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