

# \$639,900 - 186 Coverdale Road Ne, Calgary

MLS® #A2225305

**\$639,900**

5 Bedroom, 3.00 Bathroom, 1,072 sqft  
Residential on 0.07 Acres

Coventry Hills, Calgary, Alberta

Home Buyers-LIVE UPSTAIRS AND RENT DOWN, transition from renting to owning; Investors-DUAL RENTAL OPPORTUNITY, a positive cash flow addition to your portfolio. Located just across the walking path with NEARBY LOTS OF TRANSIT STOPS, schools and retail amenities, this PROFESSIONALLY RENOVATED property in Coventry Hills presents multiple possibilities. Offers you a 2 BEDROOM REGISTERED LEGAL SUITE, 1760 Sq. Ft. of total finished living space, 3 bedroom upstairs, 3 full bathrooms and LOTS OF RECENT IMPROVEMENTS: New Roof Shingles, Brand New Long Lasting Luxury Vinyl Plank Flooring, Brand New Kitchen with Quartz Countertops & Stainless Steel Appliances, Renovated Bathrooms, New Paint, Trims & Baseboard, Modern Light Fixtures, Knock Down Ceiling, Basement Side Entrance, Modern Window Coverings and much more. The HIGH CEILING ON THE MAIN LEVEL makes the living room bright & inviting. The upper level KITCHEN IS COMPLETELY REDONE with low maintenance high gloss cabinets, tiled backsplash and modern appliances. With 3 bedrooms, common bathroom, this upper level also features a separate laundry, further adding to your convenience. Make NO COMPROMISE IN THE BASEMENT, offering the same level of finishes as the upper level and comes with SEPARATE SIDE ENTRY, ITS OWN LAUNDRY, 2 BEDROOMS AND RARE TO FIND 2 FULL BATHROOMS, 1



bedroom comes with its own ensuite bathroom. This bright basement features an EXTRA WINDOW IN THE LIVING ROOM and a full kitchen with cabinets to the ceiling. On top of this, the property offers you a SUNNY SOUTH LANDSCAPED & FENCED BACKYARD, NO ATTACHED REAR NEIGHBOR, PAVED & PAID OFF BACK ALLEY. Location is unbeatable with nearby Coventry Hills School, Nose Creek School, St. Clare School, North Trail High School, Parks, Playgrounds, VIVO Centre, North Pointe Bus Terminal, retail across Country Hills Boulevard and much more. Connectivity to the entire city is a breeze, less than a few minutes to Deerfoot, Stoney Trail and CLOSE PROXIMITY TO THE AIRPORT MAKES AIRBNB FAVORABLE. Overall this property is a turn key package for both home buyers and investors with great investment & income potential. Don't miss this opportunity, check the 3D tour and book your showing today.

Built in 1994

### Essential Information

MLS® #	A2225305
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,072
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	186 Coverdale Road Ne
Subdivision	Coventry Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4J7

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	11
Zoning	R-G

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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