

**17 Coville Gardens NE
Calgary, Alberta**

MLS # A2240333



\$552,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,273 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Oversized, RV Access		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Location! Location! Great family home for first time buyer or Investor! This home has just had new shingles, a few windows, freshly painted and new siding. This home faces a beautiful park and has a massive pie shaped lot, that has a huge 26X 26 insulated garage with 220 power, plus room for RV parking, on a cul-d-sac street! Seeing is wanting this very aggressively priced home! possession can be immediate! Replacement of some windows will be completed before possession, all exterior replaced by insurance and will be fully insured and not prorated for further insurance