



GRASSROOTS
REALTY GROUP

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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 Ac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

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