

# \$527,500 - 17 Coville Gardens Ne, Calgary

MLS® #A2240333

**\$527,500**

3 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.12 Acres

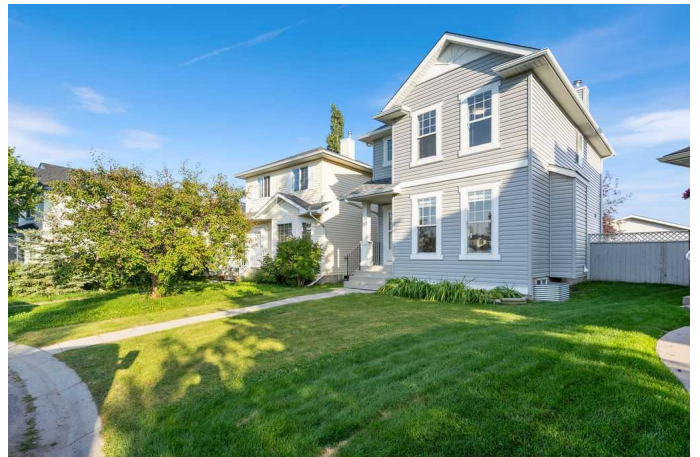
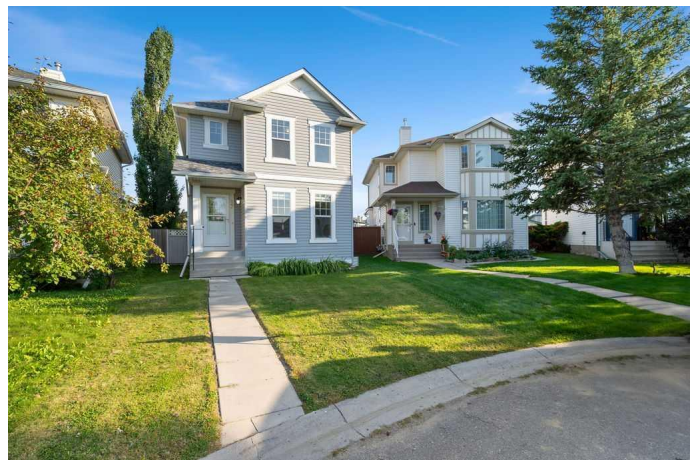
Coventry Hills, Calgary, Alberta

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 .WINDOWS WILL BE REPAIRED NOVEMBER 7 Priced to sell!!!!

Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240333    |
| Price          | \$527,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,273       |
| Acres          | 0.12        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Coville Gardens Ne |
| Subdivision | Coventry Hills        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 5N8               |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                   |
| Parking        | Double Garage Detached, Garage Door Opener, Insulated, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                                   |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, No Animal Home                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Full                                                                                                     |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                   |
| Lot Description   | Back Lane, Landscaped, Cul-De-Sac, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt                                                        |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 63                |
| Zoning         | R-G               |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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