



# 6220 17 Avenue Calgary Alberta

\$159,500

Looking to downsize or start your journey in home ownership? This comfortable, air conditioned home has everything you need. The public areas are extensive with a living room, a family room plus a separate dining room. Need more bedrooms? Any of these areas could be made into another bedroom with an afternoon's work. The has been extensively renovated: new carpeting and underlay in the living room, bedroom and family room; attractive, wood-look vinyl flooring in most of the home; a fully updated bathroom, new light fixtures throughout, fresh paint plus vinyl windows and stylish blinds within the last couple of years. the large kitchen includes fridge, glass top stove, dishwasher plus an island with a raised eating bar. You will be impressed with the number of drawers and extra storage / pantry. The exterior is maintenance free vinyl siding plus metal soffits, fascia and gutters. The side yard has a covered porch plus a separate, gazebo style barbeque area. A new, Siena wood fence plus a vinyl side fence provides definition and privacy for outdoor relaxation. In addition to the abundant storage inside, there are 2 older sheds in the yard. Satisfy your curiosity. Call your favourite REALTOR to book a viewing today. (id:6769)

4pc Bathroom 8.08 Ft x 7.33 Ft  
Living room 15.67 Ft x 13.08 Ft  
Family room 18.17 Ft x 11.33 Ft  
Primary Bedroom 11.17 Ft x 10.83 Ft

Kitchen 18.17 Ft x 9.25 Ft  
Dining room 11.67 Ft x 7.50 Ft  
Other 10.83 Ft x 4.17 Ft  
Other 9.75 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://www.bestalbertarealestate.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca