



6724 17 Avenue Calgary Alberta

\$229,900

Absolutely Stunning! This 1004 sf 2 bed 1 bath affordable home will WOW you! Everything upgraded, reno'd & restored. Starting with the exterior, new siding, insulation, Tyvek wrapped, windows (newer), front exterior door, membrane roof, eavetrough/gutters (2023 & 2024), new shed at back for storage, virtually no stone left unturned & all lines have been changed out to PEX & ducting cleaned (2023). A few steps up to the covered deck has a dedicated entrance direct into the mud room as well as front entry into the home. Drywalled throughout with new insulation to keep down the heating costs, (relevelled 2023 to accommodate drywall) The interior has been painted in modern colours (2023), drywall, knock down ceiling, furnace (2020), Rinaai Tankless Hot Water (2020), new 12mm laminate flooring-DMX Advanced vapor barrier underlay throughout (mold, moisture & sound barrier) will increase floor temperature by 12 degrees. New lighting w/ceiling fan in living room & newer baseboards & casing. The kitchen is truly a Chef's kitchen with upgraded appliances and tons of cabinets & counterspace. A separate side pantry is beside the hall closet. Stainless fridge-plumbed for water & ice (2023 with extended warranty), dishwasher (2023), OTR microwave, vented outside (2023), convection stove (2020), high end laminate counters, Blanco composite double sink w/ Pfister faucet & shaker style cabinets. Eating bar seats 3 comfortably. Living room has big windows w/tons natural light, window coverings includes drapes from Belgium (2023), wall unit TV/stand, dining area & front hall closet. The primary bedroom is big & can easily accommodate a king size bed, walk in closet area, custom wall panels, cheater door to the main bathroom, 5pce bathroom has soaker tub (2023), vanity with double sinks (2023), comfort height toilet (2023) and water resistant floor laminate tiles. The 2nd bedroom i...

Living room 13.33 Ft x 13.33 Ft

Dining room 13.33 Ft x 6.58 Ft

Kitchen 13.33 Ft x 11.08 Ft

Primary Bedroom 21.33 Ft x 10.33 Ft

Bedroom 10.00 Ft x 11.83 Ft

Other 12.67 Ft x 7.67 Ft

5pc Bathroom 10.00 Ft x 7.00 Ft

Listing Presented By:



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TREC The Real Estate Company



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