



6220 17 Avenue Calgary Alberta

\$94,900

NEW PRICE! Discover this charming, spacious mobile home, tastefully updated to offer modern comfort and style that works as a perfect canvas to add your own personal touches. With two large bedrooms and a convenient Jack & Jill bathroom accessible from both the primary bedroom and hallway, this home is perfect for families or those seeking a functional layout. Recent upgrades completed within the last 9 months include fresh paint throughout the interior and exterior, new LED light fixtures, and a newly installed back door. Enjoy the natural light streaming in from the new windows in the kitchen, living room, and dining room. The bathroom has been updated with 2 new vanities, a new toilet, updated plumbing and electrical, new lighting and stylish new backsplash tiles. The kitchen also boasts a newly installed dishwasher and new tile backsplash to make it modern and functional. The back entry and laundry area has been updated to include additional shelving and a laundry sink with cabinet to make laundry a breeze. Step outside on to a newly built oversized deck with decorative railings and a fully-fenced yard -- ideal for entertaining, relaxing and hanging out with the family. A brand-new carport large enough to fit a full-sized pickup truck will keep your vehicle protected year-round and still allows room for a second car to be parked in the driveway. This home is nestled in the welcoming, family-friendly community of Calgary Village. Managed by Cove Communities, the community centre provides on-site staff, as well as amenities like a games room, fitness room, community kitchen that can be used for large gatherings, and a playground for residents to enjoy. Monthly pad rental fee of \$1299 includes your garbage, recycling, sewer, water, community maintenance, security patrols and professional management fees. Move right in and experience the perfect blend of modern updates...

Primary Bedroom 10.33 Ft x 11.08 Ft
Bedroom 13.25 Ft x 10.00 Ft
4pc Bathroom 7.92 Ft x 7.50 Ft

Dining room 9.00 Ft x 6.00 Ft
Kitchen 13.67 Ft x 7.00 Ft
Living room 14.08 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:
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