



## 6220 17 Avenue Calgary Alberta

\$54,321

Affordable living without sharing walls! This 2 bedroom, 1 bath unit is located in a quiet street within the park. Your living room is the perfect spot to relax and enjoy the sunlight that floods in. The kitchen has plenty of storage with a large peninsula, complete with a lazy Susan in the corner cabinet, which makes it a breeze to cook in. While the adjacent dining room allows for a large table plus it has built in cabinets. The bathroom, has an easy access, low step oversized tub/shower combo. Both the primary and secondary bedrooms are large and bright. Plus there is a flex room that was once used as an office, and now is a large storage room but could also be used as a hobby room! With a large covered deck you're able to enjoy the outdoors regardless of the weather. The large yard is fully fenced and boasts beautiful grass in the summer- perfect for your children or pets! The clubhouse offers a modern fitness room, a community kitchen, a games room with 8-ball pool table, a playground, and an outdoor BBQ area- available for all residents to use! Calgary Village is a quiet, family-friendly community, close to schools and shopping. Opportunity awaits for you to make this home your own! (id:6769)

Living room 13.30 M x 14.00 M

Kitchen 9.20 M x 9.40 M

Dining room 9.30 M x 9.50 M

Primary Bedroom 10.20 M x 13.60 M

Bedroom 13.30 M x 10.40 M

Other 7.50 M x 11.40 M

4pc Bathroom 10.30 M x 4.90 M

Listing Presented By:



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Royal LePage Benchmark

**RE/MAX Realty Professionals**

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