

6220 17 Avenue Calgary Alberta

$120,000

YOUR OWN DETACHED HOME, 3 PARKING SPACES, NO SHARED WALLS OR NEIGHBOURS ABOVE OR BELOW -- PRIVACY AND INDEPENDENCE FOR A FRACTION OF THE COST! Own a small business, work in the trades, drive a truck or keep unconventional hours? Enjoy your own entrance, outdoor space and convenient parking right beside your home. Welcome to SunPark Communities (formerly Calgary Village), offering over 1,200 sq.ft., 3 bedrooms, 2 full bathrooms and comfortable single-level living. The practical layout provides excellent privacy, with two bedrooms at one end, including one with a walk-in closet, and a full bathroom. At the OPPOSITE END, the spacious primary bedroom features its own full ensuite and walk-in closet -- ideal for families, roommates or different work and sleep schedules. The bright open-concept living, dining and kitchen area offers a skylight, gas stove, pantry and abundant cabinet space. A separate laundry room includes a large-capacity washer and dryer. Outside, enjoy a covered front porch, 3 PARKING SPACES along the side with a recently added asphalt parking pad, and a convenient storage shed. Ideal for truck owners or households with multiple vehicles. NUMEROUS IMPROVEMENTS include new roof and skylight seals (2024), laminate flooring throughout, newer fridge, gas stove, washer and dryer (2023), new light fixtures (2026), new baseboards and interior paint (2026), refinished kitchen counters (2026), new ensuite toilet (2024) and recent exterior skirting maintenance. Hot water tank replaced in 2018. WHAT DOES THE $1,340 MONTHLY LOT RENT INCLUDE? Land/site lease, water, sewer, garbage collection, community landscaping and snow removal, professional community management and access to community amenities. Utilities approximately $200/month. Residents enjoy a clubhouse featuring an event centre, fitness area with cardio equipment and weights, TV room, lending library, gam...

Foyer 9.25 Ft x 12.92 Ft

Living room 14.75 Ft x 15.08 Ft

Other 14.75 Ft x 21.58 Ft

Pantry 3.58 Ft x 5.58 Ft

Laundry room 7.42 Ft x 8.25 Ft

Primary Bedroom 14.75 Ft x 11.58 Ft

Other 5.42 Ft x 5.08 Ft

4pc Bathroom 9.08 Ft x 5.00 Ft

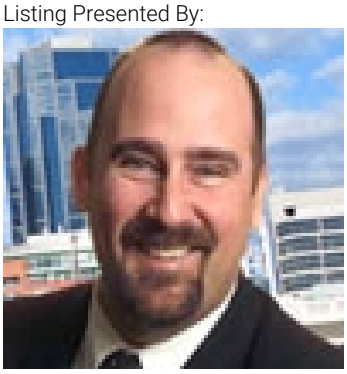
Bedroom 9.00 Ft x 9.17 Ft

Bedroom 9.25 Ft x 9.50 Ft

4pc Bathroom 8.00 Ft x 7.67 Ft

Other 5.00 Ft x 4.92 Ft

Listing Presented By:



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