

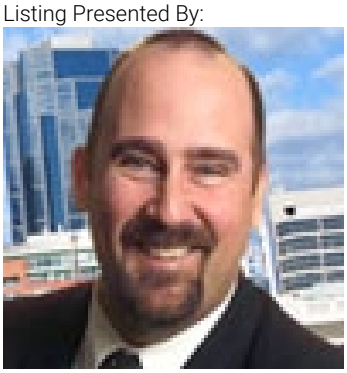
# 6220 17 Avenue Calgary Alberta

$70,000

HUGE PRICE REDUCTION! Affordable, updated, and move-in ready! This bright end-unit mobile home in Calgary Village offers the rare combination of added privacy, ENORMOUS YARD, and a functional open-concept layout that's perfect for everyday living and entertaining. The renovated kitchen flows seamlessly into the living and dining areas, creating an inviting space, filled with natural light. Modern updates throughout give the home a fresh feel while maintaining a comfortable atmosphere. Other updates include BRAND NEW HOT WATER TANK, new carpet, baseboards, UPGRADED PLUMBING, REFACED and FRESHLY PAINTED cabinets with new hardware, epoxy countertops, REAL WOOD SHIPLAP FEATURE WALL with hidden speaker wiring, PANTRY with roll-out HIDDEN CABINET, and more. Outside, you'll appreciate the OVERSIZED YARD, NO NIEGHBOURS, with endless possibilities for gardening, entertaining, or simply enjoying the wide open outdoor space. VERY RARE YARD IN MOBILE HOMES. The LARGE SHED adds storage and easy access for lawn and garden tools, and the DURABLE METAL ROOF provides added peace of mind and long-term value. NEW EAVES ensure water drains safely away from the property, and 4 INCHES OF NEW INSULATION was added under the recently installed vinyl siding for warmer winters and cooler summers. Located just off 17th Ave, enjoy the fantastic dining and shopping east Calgary has to offer. Ethnic food lovers are in for a treat with numerous dining options and excellent prices at grocers like Hong Kong Market. The community centre offers a space to meet your neighbours, play pool, and host events. Whether you're a first-time buyer, downsizer, or investor looking for an affordable opportunity, this home delivers exceptional value with thoughtful updates, a desirable end-unit location, and extra room to enjoy both inside and out. Don't miss your chance to own this well-maintained home with featu...

Living room 13.00 Ft x 13.50 Ft
Other 13.00 Ft x 15.08 Ft
Primary Bedroom 10.17 Ft x 13.08 Ft
Bedroom 7.50 Ft x 7.83 Ft
Bedroom 9.58 Ft x 10.00 Ft
Laundry room 5.17 Ft x 5.25 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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