



# 6724 17 Avenue Calgary Alberta

\$249,900

Welcome to this fully renovated and immaculately maintained 3-bedroom, 2-bathroom home located in the conveniently situated Sunpark Mountview Mobile Home Park. Enjoy great access to East Hills, 17 Ave, Stoney Trail, and quick routes to downtown And Deerfoot Trail. This home is perfectly positioned across from the beautiful Elliston Park, home of Global Fest, and close to the many shops and services along 17 Ave SE (International Ave). This modern, spacious home features drywall throughout, a large inviting vaulted ceiling living area, and a kitchen with double skylights that let the sunshine flood in. Renovations in 2020 include a new roof, interior drywall, laminate flooring throughout, new kitchen cupboards, countertops, tile backsplash, lighting fixtures, new doors, baseboards, casing, and bathrooms with new vanities and ceramic tile floors. The laundry area, with a great corner pantry, is separated from the spacious eating area by a trendy barn door. The kitchen boasts plenty of cabinets, lots of counter space, tile backsplash, stainless steel appliances and a large eating bar. And we can't forget the double skylights and the double stainless sink. The primary bedroom offers a large walk-in closet and a 4-piece ensuite with a jacuzzi tub. Recent updates include a new furnace with central AC installed in March 2022, a hot water tank in 2023, and a double-door fridge in 2024. Stove, Dishwasher and Microwave hoodfan installed in 2020. This home truly is move-in ready. The exterior features a 10x10 shed for extra storage, a lower deck, entrance decks at the front, and a skirted rear deck with a gate for additional storage. The backyard is perfect for entertaining, with a large lower deck and plenty of green space. This floor plan offers a large entrance foyer with coat closet, and includes two bedrooms and a bathroom at the front of the home, with the primary be...

- 4pc Bathroom 9.00 Ft x 5.08 Ft
- 4pc Bathroom 8.67 Ft x 5.08 Ft
- Bedroom 12.25 Ft x 9.25 Ft
- Bedroom 9.08 Ft x 8.00 Ft
- Dining room 6.33 Ft x 9.58 Ft

- Foyer 5.50 Ft x 13.75 Ft
- Kitchen 8.58 Ft x 12.75 Ft
- Laundry room 5.83 Ft x 8.50 Ft
- Living room 14.83 Ft x 14.50 Ft
- Primary Bedroom 14.83 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca