

**56, 6220 17 Avenue SE
Calgary, Alberta**

MLS # A2277524



\$150,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,061 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

OPEN HOUSE Saturday January 24th 11am-1pm. This meticulously updated home combines long-term structural integrity with a stunning, modern aesthetic. Following a series of upgrades, including a new metal roof & furnace in 2009, full replacement of plumbing in 2011, and updated wiring in 2013, this property underwent a complete professional transformation in 2025. The interior has been reimagined with a contemporary open-concept layout, featuring all-new drywall, Air conditioning, freshly painted, and smooth ceilings accented by LED pot lights and designer fixtures. The gourmet kitchen is a true showpiece, boasting brand-new cabinetry, elegant tile backsplashes, and a full suite of stainless-steel appliances, including an electric range, hood fan, dishwasher and fridge. Every inch of the living space has been refined with new flooring, interior doors, and trim. The bathroom is equally impressive with full renovation featuring a brand-new tub and vanity with modern faucets. Just outside you'll find a space-saving tower washer/dryer. The exterior is built for durability and curb appeal, all completed in 2025 featuring new windows & exterior doors for enhanced energy efficiency and security, premium vinyl siding, Trimlock skirting with integrated rodent guard, structure was recently leveled and furnace tune-up completed. A large yard offers ample space for recreation, complemented by a convenient two-car parking pad. Move in with total peace of mind knowing the major systems have been modernized and the interior is effectively brand new. Calgary Village is a well-run park with clubhouse amenities include a gym and recreation room. This unbeatable location has easy access to the vibrant events at Elliston Park and seamless connections to Stoney Trail, putting the entire city within effortless reach. Don't miss this rare opportunity to own this

gem in a prime Calgary location.