



**GRASSROOTS**  
REALTY GROUP

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257, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2229485



**\$125,000**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,352 sq.ft.	Age:	-
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Garden, Landscaped		

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

**Inclusions:** Central Air Conditioning unit

Pristine Condition, double-wide mobile with central air-conditioning situated on a beautiful landscaped Pie Lot. 3 spacious bedrooms, 2 bathrooms, a large kitchen and living room, plus a good sized family room. There is also a wet bar and formal dining room for entertaining. Very spacious throughout. This home is completely fenced with one of the largest yards in the park, includes 2 8x10' sheds, a covered porch plus 2 parking spaces with room for 4 cars. Pad rental includes snow removal, water, sewer, garbage pick up, plus access to the Gym and club house in the main office building. Conveniently located close to shopping, parks, schools, and transit, and minutes away from the ring road. Many more desirable features in this home which is taken care of by a professional landscaper/arborist. At this price, it won't last; book your showing today with your favourite Realtor!