



**GRASSROOTS**  
REALTY GROUP

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375, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2243371



**\$123,900**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,276 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Asphalt, Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s), See Remarks	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Vinyl Windows		

Inclusions: N/A

Affordable living at its best! Available immediately! This is a 4 bedroom beauty has lots of living and storage space. It has been refurbished with stylish vinyl plank flooring throughout and completely repainted. The spacious entry area with a double closet for plenty of coats, footwear, etc. Leading from the entry is a huge addition that could be a second master bedroom with another large closet. Perfect for a second generation family member. The bright kitchen has modern white cabinets, a huge peninsula and newer appliances &ndash; including a built-in dishwasher. Washer / dryer set is included. 2 smaller bedrooms plus the spacious (11x13 ft.) primary bedroom complete the home. Every inch of this home is clean and fresh! The exterior has been reclad in maintenance free vinyl siding plus a steel roof and holds a large, private deck. New, double paned vinyl windows add to the comfort. This unit is located in the quietest corner of the park, facing an open field. The park has a clubhouse which features a community gathering area with kitchen, a modern exercise room, an 8-ball pool table and games room plus common area playground and bbq area. Calgary Village is a quiet, family friendly community. Financing available at great rates upon approval. Just 10% down, plus deposits will put you in this lovely, updated home. BONUS - 50% off of pad fees for 3 months!