GRASSROOTS REALTY GROUP

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95, 6220 17 Avenue SE Calgary, Alberta

MLS # A2246075

$29,900

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	624 sq.ft.	**Age:**	1971 (54 yrs old)
Beds:	2	**Baths:**	1
Garage:	Asphalt, 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), Wood	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,
Features:	Vinyl Windows		

Inclusions: Garden shed

Affordable living at its best! Price reduced and available immediately! This home features a nice kitchen with updated cabinets, a bright living / dining area with windows on three sides. All vinyl windows plus laminate flooring with carpet in the bedrooms. It is best suited to a single person or couple due to its size. The living area includes 2 small bedrooms and a laundry area in the hallway. Appliances included are a fridge, stove and a laundry set. Some flooring may need to be replaced, but overall, it is in good condition. The exterior is vinyl siding and skirting and the level yard has a large shed for additional storage. 2 parking stalls in front. Park management will build a new rear yard fence plus upgrade the parking pad in 2026 as part of the sale. This unit is located a short distance to the 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.

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