



**GRASSROOTS**  
REALTY GROUP

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215, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2255325



**\$119,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	None	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Vinyl Windows		

**Inclusions:** n.a.

Affordable living at its best! Available immediately! This is a large (16x67 ft.) 3 bedroom, 2 bath beauty including double vanity sinks in the primary ensuite. It has been refurbished with stylish vinyl plank flooring throughout and completely repainted. The bright kitchen has luxurious white cabinets, a huge peninsula and stainless steel appliances - a double door fridge with freezer drawer, glass top stove and built-in dishwasher. A dryer is included. Every inch of this home is clean and fresh! The exterior has been reclad in maintenance free vinyl siding plus a steel roof on 2 x 6 walls for extra energy savings. New, double paned vinyl windows add to the comfort. 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. Financing available at great rates upon approval. Beyond the purchase price, all sites in the park rent for \$1,299 per month which includes water, sewer, garbage removal and clubhouse amenities. The clubhouse offers a modern exercise room, a games room with pool table, common areas with large screen t.v., community kitchen, bbq's and children's playground. There are no additional costs for these amenities. Although this sounds high, it includes many amenities not available at other parks. You will find Calgary Village offers the most spacious lots with room for double parking (in most cases) plus storage sheds, etc. Many residents have built fences, decks and other features that are not allowed in other parks. This is a family friendly and pet friendly community. There is no size restriction on dogs, but a limit of two pets per home. When you consider that many condominium projects are experiencing double digit cost increases and special assessments, this

is still the most economical option for home ownership.