



**GRASSROOTS**  
REALTY GROUP

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126, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2260374



**\$36,900**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	952 sq.ft.	Age:	1985 (40 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Aggregate, Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn, Level		

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

Inclusions: N/A

Affordable living at its best! Available immediately! This 3 bedroom home has lots of potential. Overall, it is in decent condition. It features a large kitchen with loads of cabinets, including a pantry. A stove and dishwasher are included, plus a washer and 2 dryers. All appliances 'as is'. Both bedrooms are larger than average. It includes a 4 piece bath plus a 2 piece ensuite. There is room to add a shower. Buyers should expect to make improvements upon purchase. The flooring currently consists of older carpet and lino. There is polyB pipe throughout and most windows are aluminum sliders. Temporary steps provide access, but buyers will want to expand the porch. This home was recently relocated, leveled and has had new vinyl skirting installed.