



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

300, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2266100



**\$69,900**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, 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>	Piling(s)	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Affordable living at its best! Available immediately! For just \$69,900 you can own your own home! This is a corner unit with a huge, fenced yard and ground level deck for outdoor relaxation. This 3 bedroom home is in great condition with vinyl plank flooring throughout and freshly painted walls with white trim. The bright kitchen has 4 appliances - fridge, stove, microwave and dishwasher. A stacked washer & dryer set is included as well. The exterior has been reclad in maintenance free vinyl siding. Double paned vinyl windows add to the comfort. Calgary Village is a quiet, family friendly community with lots of green space. The clubhouse 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. Financing available upon approval.