



GRASSROOTS
REALTY GROUP

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364, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2266924



\$129,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	908 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Paved, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Experience affordable, adaptable living in Calgary's mobile home community at 6220 17 Avenue SE #364. This home is ideally located for EASY DOWNTOWN access, with quick routes to major roadways, schools, shopping, and public transit, plus the Calgary Village on-site facilities that offer social and recreational options within the community. Fresh updates: even though the home was built in 1982, the exterior has been renovated with new walls and windows, giving it a refreshed, modern look and a welcoming vibe make this an excellent entry point for first-time buyers or downsizers seeking an affordable urban lifestyle. Three bedrooms, a four-piece bath, and a large kitchen connected to a spacious living room create a comfortable, livable layout. Notably, this unit is located in the last row, offering a rare, large land area adjacent to the lot—perfect for a variety of outdoor activities and future enhancements. Sit on your front deck and enjoy a mountain view. Also included is a large shed that provides extra storage. The lot fee covers water / sewer / trash and access to the clubhouse. The clubhouse is an amazing feature that has a hall, small kitchen, pool table, exercise room and playground. All of this helps bring the community together. Don't miss this opportunity to own in Calgary—schedule your private showing today and see how this mobile home and Calgary Village Community Centre can fit your needs.