



**GRASSROOTS**  
REALTY GROUP

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72, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2272581



**\$80,000**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	936 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Welcome to your spacious new home! This beautifully maintained double-wide mobile home offers the perfect combination of generous interior space and an absolutely massive, one-of-a-kind yard—a true outdoor oasis! With 3 comfortable bedrooms, this home provides ample room for family, guests, or a dedicated home office. The double-wide design provides a wider, more traditional feel with abundant natural light throughout the main living areas. Location, Location, Location! You couldn't ask for a better spot. This home is situated just steps away from the community park and the community center, providing easy access to playgrounds, green space, and year-round activities. It's an ideal setting for families and those who value convenience and recreation. For shoppers and commuters, the convenience is unmatched: placing you just minutes from a variety of amenities, including shopping centers, restaurants, and essential services. Enjoy a quick and easy drive with immediate access to Stoney Trail. New furnace in 2024 and most windows in 2023. The extraordinary yard offers endless possibilities: Imagine gardening, entertaining, or creating a fenced space for your pets. Don't miss this rare opportunity to own a spacious double-wide with such a premier location and impressive outdoor area!