



GRASSROOTS
REALTY GROUP

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279, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2276116



\$89,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,345 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	1.07 Acres		
Lot Feat:	Back Yard, Corner Lot, Lawn, Level, Rectangular Lot		

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

Inclusions: .

Opportunity knocks at Calgary Village Park in the Red Carpet community of Calgary! Pride of ownership is very evident in this home. 1975 Safeway Double Wide on a huge corner lot. Comes with a Living room and a Family room,. Absolutely beautiful private yard LOCATED in the Red carpet Calgary Village Mobile Home Park. Home has been very well maintained. This home is move in ready. Roof Singles and Hot water tank replaced .3 Large bedrooms, 4 pc main bath. Large Master bedroom with a 4 pc ensuite bathroom, ensuite includes a soaker tub. walk in closet. Kitchen comes with antique style and colour Countertop range, Fridge, Dishwasher, Washer and Dryer. Good sized Dining Room with built in China Cabinet, Large Family Room, plus a good size Living Room, Laundry Room off Kitchen. Laminate and LVP flooring. Very Good size yard of the corner lot. Front Drive in for parking. This home and lot has Huge potential to increase the value of property with updates. Close to the Park facilities. This mobile home is situated in the Red carpet Calgary Village Mobile Home Park. Calgary Village is a quiet, family friendly community, 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 TV., community kitchen, bbq's and children's playground. There are no additional costs for these amenities. This is a family friendly and pet friendly community. You're also within walking distance to off-leash dog parks, pathways, Elliston Lake/Park, and Tim Hortons, plus just a short drive to Costco, Walmart, shopping, and Stoney Trail.