



**344, 6220 17 Avenue SE  
Calgary, Alberta**

**MLS # A2282704**



**\$99,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, RV Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** None

Nicely renovated and Updated home! This beautifully 3 bedrooms, 1-bathroom home is move-in ready and ideal for a growing family especially those with kids and pets. Inside, you’ll find a bright, welcoming layout with huge size living room, kitchen and dining, three full bedrooms, and a bathroom; a rare find in this style of home. The mudroom addition at the front gives you extra room for coats, boots, and everyday gear. You’ll love the large fenced backyard, offering plenty of space for children to play safely and pets to run freely. Located in the friendly community of Calgary Village, residents enjoy access to parks and green space along with fantastic amenities, including a Clubhouse, Fitness Room, Games Room, Kitchen, and Outdoor Gathering Space with BBQs and picnic tables. If you like being outdoors, you will enjoy Elliston Park just across 17th Ave., where you can enjoy the beautiful walking paths around the pond and an off leash area for your furry friends. Parking for at least 2 vehicles! Close to city transit and all the major retailers at East Hills Shopping Centre, including Costco, Walmart, and Cineplex. Plus, easy access to city transit, Deerfoot Trail, Stoney Trail. Don’t miss your chance to make this charming and affordable home your own. Call today for your own showing!