



237, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2286043



**\$90,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Stall, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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:** Permanent shed

WOW! An opportunity like this rarely comes along. Freshly renovated top to bottom (most of the work was completed December 2023) this is the one you've been waiting for! Generous floor plan allows for a very spacious kitchen with eat in island and living room with sunny bow window. Down the hall you will find a sunny den/office with a separate door to the covered deck, the full laundry room, a second full, 4 piece bath and a second, huge bedroom. At the end, is your private retreat with the primary bedroom and full ensuite bath. Enjoy the next to new premium appliances throughout and way too improvements to mention. A cosy covered porch is a great place to hang out and relax and the huge fully fenced yard is amazing for kids or pets (2 pet limit, no size or breed restrictions). The unit is located on a quiet interior lot and the private community clubhouse has a gym and other recreational amenities. Nothing here to maintain or fix, just move right in and enjoy!