



**142, 6220 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2296937**



**\$34,900**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	None	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Vinyl Windows		

**Inclusions:** n.a.

Affordable living at its best! Available immediately! This is a 2 bedroom, 1 bath home that can use some tlc to realize its full value, but overall, is in good shape. The bright kitchen has modern, white cabinets, a double sink and stainless steel appliances. A washer / dryer set is included. The exterior has been reclad in maintenance free vinyl siding, vinyl windows plus a front deck. The home features a mud room / entry and additional living space. This unit is located a short distance to the clubhouse which features a community gathering area with kitchen, a modern exercise room, an 8-ball pool table and games room plus common area playground and bbq area. Calgary Village is a quiet, family friendly community. Financing available at great rates upon approval. Beyond the purchase price, all sites in the park rent for \$1,348 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 t.v., community kitchen, bbq's and children's playground. There are no additional costs for these amenities. You will find Calgary Village offers the most spacious lots with room for gazebos, sheds, etc. Many residents have built fences, decks and other features that are not allowed in other parks. This is a family friendly and pet friendly community. There is no size restriction on dogs, but a limit of two pets per home. When you consider that many condominium projects are experiencing double digit cost increases and special assessments, this is still the most economical option for home ownership. Financing is available at attractive rates.