



**56, 6220 17 Avenue SE
Calgary, Alberta**

MLS # A2298296



\$142,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,061 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Calgary Village, a well-run modular home park, provides affordable living and feasible home ownership that is family and pet friendly in a community like no other. This meticulously modernized home combines long-term structural integrity with a stunning, modern aesthetic. Following a series of upgrades, new metal roof & furnace (2009), full replacement of plumbing (2011), and updated wiring (2013), this property underwent a complete professional transformation in 2025. The interior has been reimagined with a contemporary open-concept layout, featuring new drywall, fresh paint throughout, and newly sprayed ceilings accented by LED pot lights and designer fixtures. Every inch of the living space has been refined with new flooring, new interior doors, and trim. The open kitchen floorplan can flexibly fit a family with active kids, seniors or ample space for solo living. It is a modernized showpiece boasting new kitchen cabinetry and fixtures, an elegant tile kitchen backsplash, and a full suite of new stainless-steel appliances, including an electric range, hood fan, dishwasher and fridge. The fully transformed bathroom is equally impressive featuring a new tub, tiles, commode, vanity with modern faucets and accessories. This beautifully appointed suite also includes a new space-saving washer and dryer. The refreshed bedrooms invite you to make yourself at home. The exterior is built for durability and curb appeal, all completed in 2025 featuring new windows and exterior doors for enhanced energy efficiency and security, premium vinyl siding, Trimlock skirting with integrated rodent guard. The structure was also recently leveled and a furnace tune-up completed. A large yard offers ample space for recreation, to grow a garden and host family and friends - this open canvas is yours to reimagine and the freedom to add a fence, deck, shed and other features; the lot includes a

convenient two-car tandem parking pad. For pet lovers, there is no size restriction on dogs and a limit of two pets per home. Move in with total peace of mind knowing the major mechanical, electrical and plumbing systems have been modernized and the interior is brand new. The clubhouse (within a one-minute walk) includes a spacious gym, games room with pool table, community kitchen and lounging area complete with a large TV for entertaining guests, a kids’ playground, picnic tables and common barbeques for hosting social/family events. These amenities are all part of what you get at this fantastic mobile park. This unbeatable location boasts easy access to the vibrant events at Elliston Park and seamless connections to Stoney Trail, multiple shopping options, parks, pathways, local restaurants and more, putting the entire city within effortless reach. Don’t miss this rare opportunity to own this gem in a prime Calgary location.