



**37, 6220 17 Avenue SE
Calgary, Alberta**

MLS # A2299159



\$75,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,064 sq.ft.	Age:	1991 (35 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	Sewer Connected, Water Paid For
Features:	-		

Inclusions: N/A

Here is your opportunity to invest! WELCOME to #37 6220 17 AVE SE in Red Carpet. This wonderful 3 beds, 2 full baths with almost 1100sqft of living space is just waiting for you ! Laminate floors, spacious kitchen/dining area that features a centre island, skylight (so even on gloomy days its bright) and plenty of cabinet space! The open floor design has a great flow. The large main living area has a grand feel with vaulted ceilings with a ceiling fan, and bright windows. Massive primary suite is located at the rear of the home that includes a walk-in closet and a 4pc ensuite! 1 large shed and a massive mud room/hobby room, perfect for working on projects. A large deck off the side, perfect for sipping coffee on those beautiful mornings. New shingles (2025) and hot water heater(2025). Close to shops, Calgary transit, restaurants and is across the street from Elliston Park. Think Global Fest! This gem of a home won't last long. Monthly lease fee of \$1299.00 includes water, sewer, snow removal, garbage pick up, access to the Club House which includes a gym, full kitchen and a games area. THIS COULD BE YOURS