



**GRASSROOTS**  
REALTY GROUP

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368, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2200707



**\$72,000**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	910 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: microwave

**\*\*Seller Financing Available with 10% down\*\*** Searching for an affordable home? This is it! a lovely 3 bedroom manufactured home in Calgary Village, conveniently located on 17th Ave SE, close to the big box stores of East Hills, including Walmart and Costco as well as the numerous shops of International Avenue. This home comes complete with a fridge, stove, microwave, washer and dryer. Featuring a generous, (13 x 23 ft.) family room, a good sized kitchen, a separate laundry room, large (10 x 13 ft.) primary bedroom plus 2 smaller bedrooms. This home has been recently renovated with new paint, new vinyl plank flooring and modern light fixtures. Everything is clean and ready for a new family. A new smoke /CO2 detector has been installed. Located on a landscaped lot with a garden shed included (as is) plus off street parking. Calgary Village is a quiet, family friendly park, professionally managed by Cove Homes Canada. Site rental includes clubhouse amenities of a games room, exercise room, common room with big screen t.v. and full kitchen, a children's park, and barbeque area