



**GRASSROOTS**  
REALTY GROUP

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358, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2205832



**\$185,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl Plank	<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

This home has been rebuilt in nearly every aspect - new subfloor to new roof. New kitchen, vinyl plank flooring, paint plus more. Affordable living at its best! Available immediately! Just 10% down, plus deposits will put you in this lovely, updated home. BONUS - 50% off of pad fees for 6 months! The bright kitchen has luxurious espresso cabinets and stainless steel appliances. Included is a brand new fridge and stove plus a new washer & dryer set. Renovations include new, LED lights, bath vanity plus a new tub and surround. Every inch of this home is clean and fresh! The exterior has been reclad in maintenance free vinyl siding plus a steel roof. New, double paned vinyl windows add to the comfort. The large yard includes nice deck and a 10 x 10 shed for additional storage. 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.