



**GRASSROOTS**  
REALTY GROUP

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277, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2210377



**\$80,000**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,134 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Concrete Driveway, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air
Floors:	Vinyl
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	Piling(s)
Features:	Kitchen Island, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

**Inclusions:** car port, hot tub (sold as is)

Welcome to 2-bedroom, 1-bathroom home features an inviting open-concept layout with a huge kitchen, perfect for cooking and entertaining, with a movable island and bright natural light. Upon entry, you'll immediately notice the spacious den and ample storage, you will then enter into large living area and kitchen. Down the hall, you'll find a full bathroom and two well-sized bedrooms. The bright and airy primary bedroom includes windows and a sliding door, allowing for plenty of natural light. Step outside to enjoy the spacious yard, ideal for outdoor activities, along with a large parking pad for your convenience. The exterior and roof are in great condition. Located in Calgary Village with a lot rent of \$1,257 a month, it includes water, sewage and garbage, also access to the club house and gym. All breeds of dogs are allowed!!! Don't miss this amazing opportunity to enjoy a well-maintained home in a prime location at an affordable price!