



**GRASSROOTS**  
REALTY GROUP

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**379, 6220 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2211190**



**\$107,900**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	-
<b>Foundation:</b>	Pillar/Post/Pier
<b>Features:</b>	-

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** Partially furnished

Discover an incredible opportunity to own a stunning, move-in-ready mobile home in the vibrant Calgary Village community. With every major upgrade already taken care of, all that's left for you to do is move in and make it your own. As an added bonus, the furniture can even be included, simplifying the transition even further. This gem boasts 952 square feet of comfort and convenience, featuring bright, spacious living areas, a large modern kitchen equipped with everything you need, and a beautifully updated 4-piece bathroom. The primary bedroom offers generous space and tranquility, while a second bedroom—originally two separate rooms—provides versatility to suit your needs, as it can easily be restored to its original layout. The list of upgrades is extensive, including a newer furnace and hot water tank, updated siding, a durable shingle roof, refreshed kitchen cabinets, new flooring, wallboards, modern windows, and plush carpeting. The home sits on one of the largest lots in Calgary Village, complete with a fully fenced yard ideal for gardening, outdoor activities, or hosting backyard barbecues. Two practical sheds provide ample storage, and the large covered deck is the perfect spot to enjoy your morning coffee while taking in the serene view of the expansive green space. Living in Calgary Village also means enjoying the community's Clubhouse and being minutes away from the conveniences of International Avenue, the East Hills Shopping Complex, and Stoney Trail. Plus, with Elliston Park—host of the spectacular GlobalFest—just around the corner, entertainment is always close at hand. The monthly lease rate of \$1250 covers water, sewer, garbage pickup, snow removal, and Clubhouse access. Pets are welcome upon approval, and lease approval is required for new residents. This is truly an unbeatable home in a prime location at an

incredible value. Don't miss out—your ideal home awaits!