

72, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2272581



**\$72,500**

**Division:** Red Carpet

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Double Wide

**Size:** 936 sq.ft. **Age:** 1974 (52 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air

**Floors:** Carpet, Vinyl

**Roof:** Metal

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** N/A

OPEN HOUSE Saturday December 20th 11am-1pm. Welcome to your spacious new home! This beautifully maintained double-wide mobile home offers the perfect combination of generous interior space and an absolutely massive, one-of-a-kind yard—a true outdoor oasis! With 3 comfortable bedrooms, this home provides ample room for family, guests, or a dedicated home office. The double-wide design provides a wider, more traditional feel with abundant natural light throughout the main living areas. Location, Location, Location! You couldn't ask for a better spot. This home is situated just steps away from the community park and the community center, providing easy access to playgrounds, green space, and year-round activities. It's an ideal setting for families and those who value convenience and recreation. For shoppers and commuters, the convenience is unmatched: placing you just minutes from a variety of amenities, including shopping centers, restaurants, and essential services. Enjoy a quick and easy drive with immediate access to Stoney Trail. New furnace in 2024 and most windows in 2023. The extraordinary yard offers endless possibilities: Imagine gardening, entertaining, or creating a fenced space for your pets. Don't miss this rare opportunity to own a spacious double-wide with such a premier location and impressive outdoor area!