

302, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2283600



## \$58,499

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1979 (47 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, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	-		

**Inclusions:** Window Air Conditioner, Shed

Affordable living without sharing walls! This 2 bedroom, 1 bath unit is located in a quiet street within the park. Your living room is the perfect spot to relax and enjoy the sunlight that floods in. The kitchen has plenty of storage with a large peninsula, complete with a lazy Susan in the corner cabinet, which makes it a breeze to cook in. While the adjacent dining room allows for a large table plus it has built in cabinets. The bathroom, has an easy access, low step oversized tub/shower combo. Both the primary and secondary bedrooms are large and bright. Plus there is a flex room that was once used as an office, and now is a large storage room but could also be used as a hobby room! With a large covered deck you're able to enjoy the outdoors regardless of the weather. The large yard is fully fenced and boosts beautiful grass in the summer- perfect for your children or pets! The clubhouse offers a modern fitness room, a community kitchen, a games room with 8-ball pool table, a playground, and an outdoor BBQ area- available for all residents to use! Calgary Village is a quiet, family-friendly community, close to schools and shopping. Opportunity awaits for you to make this home your own!