

**95, 6220 17 Avenue SE  
Calgary, Alberta**

**MLS # A2246075**



**\$37,900**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	624 sq.ft.	<b>Age:</b>	1971 (54 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>	Piling(s), Wood	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Vinyl Windows		
<b>Inclusions:</b>	Garden shed		

Affordable living at its best! Priced right and available immediately! This home features a nice kitchen with updated cabinets, a bright living / dining area with windows on three sides. All vinyl windows plus laminate flooring with carpet in the bedrooms. It is best suited to a single person or couple due to its size. The living area includes 2 small bedrooms and a laundry area in the hallway. Appliances included are a fridge, stove and a laundry set. Some flooring may need to be replaced, but overall, it is in good condition. The exterior is vinyl siding and skirting and the level yard has a large shed for additional storage. 2 parking stalls in front. 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.