

**330, 6220 17 Avenue SE
Calgary, Alberta**

MLS # A2255366



\$139,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	852 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Covered, Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s), Wood	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Vinyl Windows		

Inclusions: n.a.

You can own this charming home for less than \$20,000 down, with approved financing by Cove Homes. Priced right and available immediately! The exterior is crowned with a covered porch in front, ready for a couple of chairs and a side table. This leads into a entrance / mud room and lovely kitchen with updated, espresso cabinets with brushed nickel hardware. The fridge and stove are included. There is newer vinyl flooring, fresh, modern paint and white trim throughout. The primary bedroom features a large, double closet. The upgraded 4 piece bathroom has a modern cabinet & sink plus ceramic tile tube surround that needs to be seen to be appreciated. Added to the home is a 12 ft. by 6 ft. separate laundry / storage room with an exit to the back yard. This home has vinyl windows, siding and skirt plus a steel roof – all in great shape. The yard is a bit overgrown but waiting for your person touch. 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.