

**323, 6220 17 Avenue SE  
Calgary, Alberta**

**MLS # A2257966**



**\$51,999**

**Division:** Red Carpet

**Type:** Mobile/Manufactured House

**Style:** Mobile Home-Single Wide

**Size:** 768 sq.ft. **Age:** 1973 (53 yrs old)

**Beds:** 2 **Baths:** 1

**Garage:** Parking Pad

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Inclusions:** N/A

Experience Low-Maintenance Living in Calgary Village. Discover an exceptional blend of comfort and convenience in this meticulously maintained 768 sq ft mobile home. Nestled within the tranquil and friendly Calgary Village Park, this residence offers a peaceful atmosphere while keeping you connected to the heartbeat of the city. Perfect for first-time buyers, savvy investors, or those seeking to downsize without compromise. Gather your family together, host an evening with friends or just relax in your living room with an oversized front window providing the space filled with natural light great for your plants or sleepy pets. Your open kitchen concept invites you to have meals together. Inside, two cozy bedrooms provide a perfect retreat for rest and relaxation. A full, updated 4-piece bathroom is centrally located for easy access from the bedrooms and main living area. The open-concept layout is ideal for everyday living, with a bright and airy feel that welcomes you home. The property also features a secure, year-round storage area, providing ample space for your belongings without any additional fees. With two dedicated parking spaces, you and your guests will always have a convenient place to park. Enjoy an unbeatable location, with easy access to the vibrant events at Elliston Park and seamless connections to Stoney Trail, putting the entire city within effortless reach. Don't miss this rare opportunity to own a low-maintenance, affordable gem in a prime Calgary location.