

**244, 6220 17 Avenue SE
Calgary, Alberta****MLS # A2272258****\$44,000**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,322 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Perfect for First-Time Home Buyers or for Expanding Your Real Estate Portfolio! This inviting home offers incredible value, comfort, and convenience—an ideal choice whether you're just starting out or adding to your investments. Move-in ready and thoughtfully designed, the home features three spacious bedrooms plus a versatile den, perfect for an office, playroom, or creative space. The bright eat-in kitchen and generous living room create an easy, welcoming flow, with all major appliances included—fridge, stove, and a full-sized LG laundry set. Step outside to enjoy your side deck and fully fenced yard, a great space for kids, pets, or outdoor relaxation. You'll appreciate the practicality of two dedicated parking stalls right at your doorstep. Just a short walk away is the community clubhouse, offering a wonderful extension of your living space. Enjoy access to a modern fitness room, community kitchen, games room with 8-ball pool table, playground, and outdoor BBQ area—perfect for socializing, staying active, and connecting with neighbours. Located in Calgary Village, a quiet and family-friendly community, this home delivers both affordability and lifestyle. A fantastic opportunity you won't want to miss!