

**302, 6620 17 Avenue SE
Calgary, Alberta**

MLS # A2283600

\$58,499



Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	961 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	-		

Inclusions:	Window Air Conditioner, Shed
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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 boasts 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!