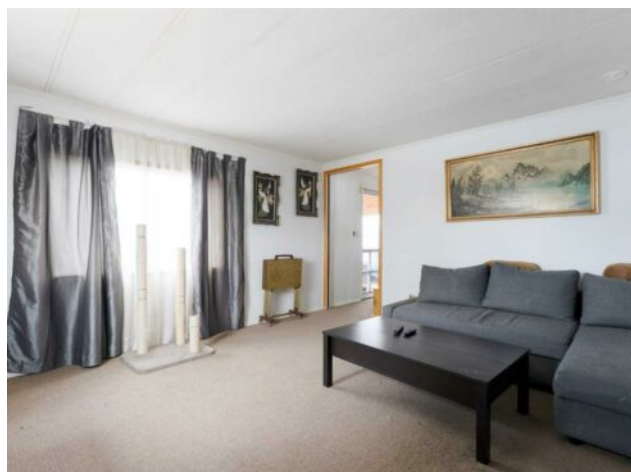


**302, 6620 17 Avenue SE
Calgary, Alberta**

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

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 boosts 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!