



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

322, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2232129



\$85,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,164 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: shed

Welcome to #322, 6220 17 Ave SE in the well-managed Calgary Village community. This updated and move-in ready mobile home offers major upgrades. Enjoy peace of mind with brand-new vinyl siding, asphalt shingles, and windows all replaced in 2024. The home also features a newer furnace (2016), and updated bathrooms. Inside, you'll love the vaulted ceilings and abundance of natural light. Offering 3 bedrooms and 2 full bathrooms! The home also includes a two-car parking pad for added functionality. Monthly lot rent of \$1,295 covers water, sewer, garbage, common area maintenance, snow removal, and landscaping—making it an easy choice. Whether you're a first-time buyer, downsizer, or investor, this home offers a practical option in a central Calgary location close to transit, schools, and shopping. Don't miss this opportunity—book your private showing today!