



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

344, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2282704



\$85,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	996 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Carport, RV Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Nicely renovated and Updated home! This beautifully 3 bedrooms, 1-bathroom home is move-in ready and ideal for a growing family especially those with kids and pets. Inside, you'll find a bright, welcoming layout with huge size living room, kitchen and dining, three full bedrooms, and a bathroom; a rare find in this style of home. The mudroom addition at the front gives you extra room for coats, boots, and everyday gear. You'll love the large fenced backyard, offering plenty of space for children to play safely and pets to run freely. Located in the friendly community of Calgary Village, residents enjoy access to parks and green space along with fantastic amenities, including a Clubhouse, Fitness Room, Games Room, Kitchen, and Outdoor Gathering Space with BBQs and picnic tables. If you like being outdoors, you will enjoy Elliston Park just across 17th Ave., where you can enjoy the beautiful walking paths around the pond and an off leash area for your furry friends. Parking for at least 2 vehicles! Close to city transit and all the major retailers at East Hills Shopping Centre, including Costco, Walmart, and Cineplex. Plus, easy access to city transit, Deerfoot Trail, Stoney Trail. Don't miss your chance to make this charming and affordable home your own. Call today for your own showing!