



GRASSROOTS
REALTY GROUP

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281, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2314428



\$74,990

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	856 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Carport, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed, Microwave, All furniture and lamps in home

Spend your summer enjoying the large deck and private yard of your new FURNISHED home! Discover this charming, spacious mobile home, tastefully updated to offer modern comfort and classic style that provides a strong base to add your own personal touches. With two large bedrooms, beds included, and a convenient Jack & Jill bathroom accessible from both the primary bedroom and hallway, this home is perfect for families or those seeking a functional layout. Recent upgrades completed within the last year include fresh paint throughout the interior and exterior, new LED light fixtures, and a newly installed back door. Enjoy the natural light streaming in from the new windows in the kitchen, FURNISHED living room, and dining room. The bathroom has been updated with 2 new vanities, a new toilet, updated plumbing and electrical, new lighting and stylish new backsplash tiles. The kitchen also boasts a newly installed dishwasher and new tile backsplash to make it modern and functional. The back entry and laundry area has been updated to include additional shelving and a laundry sink with cabinet to make laundry a breeze. Step outside on to a newly built oversized deck with decorative railings and a fully-fenced yard — ideal for entertaining, relaxing and hanging out with the family and friends. A carport large enough to fit a full-sized pickup truck will keep your vehicle protected year-round and still allows room for a second car to be parked in the driveway. All furniture and appliances in the home are included in the purchase price - making this home conveniently move in ready! The home is nestled in the welcoming, family-friendly community of Calgary Village, with close proximity to shopping, restaurants and many other services along 17th Ave and Easthills Shopping Centre. The community centre provides on-site staff, as well as amenities like a games

room, fitness room, community kitchen that can be used for large gatherings, and a playground for residents to enjoy. Monthly pad rental fee of \$1348 includes your garbage, recycling, sewer, water, community maintenance, security patrols and professional management fees. Move right in and experience the perfect blend of modern updates and community living.