



GRASSROOTS
REALTY GROUP

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212, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2316238



\$49,900

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	924 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Paved		
Lot Size:	-		
Lot Feat:	Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s), Preserved Wood	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Vinyl Windows		

Inclusions: N/A

Fully renovated! Available immediately! This single wide unit is in good condition with fresh paint, laminate flooring throughout the main areas and carpet in the bedrooms. The living room is a generous 13 by 16 ft. with a large front window. The bright kitchen has newer cabinets and a generous dining area. The fridge and stove are included as well as a washer & dryer set. The exterior has been reclad in maintenance free vinyl siding plus a steel roof. New, double paned vinyl windows add to the comfort. The partially fenced yard offers room for kids or pets to run. . This unit is located a short distance to the clubhouse which features a community gathering area with kitchen, a modern exercise room, an 8-ball pool table and games room plus common area playground and bbq area. Calgary Village is a quiet, family friendly community. Lot fee is \$1,348 permonth which includes water, sewer, garbage removal and clubhouse amenities.