



GRASSROOTS
REALTY GROUP

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328, 6220 17 Avenue
Calgary, Alberta

MLS # A2326424



\$57,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,041 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Treed		

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

Inclusions: Shed/Storage

BEST VALUE IN THE AREA | 3-BEDROOMS! Welcome to this beautiful and cozy 3-bedroom, 1 full bathroom home offering comfort, value, and numerous upgrades throughout! The spacious living room and bathrooms feature updated flooring installed in 2019, creating a warm and modern feel. The kitchen comes equipped with newer stainless steel appliances including the electric range, hood fan, microwave, and refrigerator (2023). Additional updates include washer and dryer (2022), furnace (2024), and siding and roof replaced in 2015. Major plumbing and some electrical work underneath the home were also redone in 2020 with approximately \$24,000 invested. This well-maintained property is perfect for first-time buyers, downsizers, or investors looking for a move-in ready opportunity. Don't miss out on this charming home!