



GRASSROOTS
REALTY GROUP

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364, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2326807



\$89,900

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	926 sq.ft.	Age:	-
Beds:	3	Baths:	1
Garage:	Asphalt, Driveway, Guest, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cleared, Corner Lot, Cul-De-Sac, Few Trees,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wired for Sound		

Inclusions: Shed

Affordable, updated, and move-in ready! This bright end-unit mobile home in Calgary Village offers the rare combination of added privacy, a spacious unfenced yard, and a functional open-concept layout that's perfect for everyday living and entertaining. The renovated kitchen flows seamlessly into the living and dining areas, creating an inviting space, filled with natural light. Modern updates throughout give the home a fresh feel while maintaining a comfortable atmosphere. Other updates include brand new hot water tank, new carpet, baseboards, upgraded plumbing, refaced and freshly painted cabinets, ship-lap feature wall with hidden speaker wiring, pantry with hidden liquor cabinet, and more. Outside, you'll appreciate the oversized yard with endless possibilities for gardening, entertaining, or simply enjoying the wide open outdoor space, seldom found with mobile homes. The large shed adds storage and easy access for yard maintenance, and the durable metal roof provides added peace of mind and long-term value. New eaves ensure water drains safely away from the property, and 4 inches of new insulation was added under the recently installed vinyl siding for warmer winters and cooler summers. Located just off 17th Ave, enjoy the fantastic dining and shopping east Calgary has to offer. Ethnic food lovers are in for a treat with numerous dining options and excellent prices at grocers like Hong Kong Market. The community centre offers a space to meet your neighbours, play pool, and host events. Whether you're a first-time buyer, downsizer, or investor looking for an affordable opportunity, this home delivers exceptional value with thoughtful updates, a desirable end-unit location, and extra room to enjoy both inside and out. Don't miss your chance to own this well-maintained home with features that truly set it apart.

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