

**277, 6220 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2210377**



**\$80,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Concrete Driveway, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vinyl Windows		

**Inclusions:** car port, hot tub (sold as is)

Welcome to 2-bedroom, 1-bathroom home features an inviting open-concept layout with a huge kitchen, perfect for cooking and entertaining, with a movable island and bright natural light. Upon entry, you'll immediately notice the spacious den and ample storage, you will then enter into large living area and kitchen. Down the hall, you'll find a full bathroom and two well-sized bedrooms. The bright and airy primary bedroom includes windows and a sliding door, allowing for plenty of natural light. Step outside to enjoy the spacious yard, ideal for outdoor activities, along with a large parking pad for your convenience. The exterior and roof are in great condition. Located in Calgary Village with a lot rent of \$1,257 a month, it includes water, sewage and garbage, also access to the club house and gym. All breeds of dogs are allowed!!! Don't miss this amazing opportunity to enjoy a well-maintained home in a prime location at an affordable price!