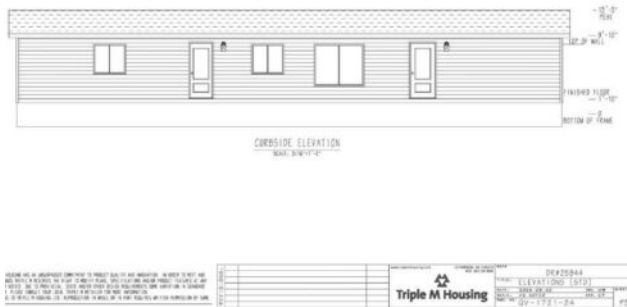


6220 17 Avenue SE  
Calgary, Alberta

MLS # A2124530

**\$189,900**



<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Close to Clubhouse		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	None	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Built-in Features, Laminate Counters, See Remarks		

**Inclusions:** N/A

The most affordable new home in Calgary. At nearly 20 ft. wide, this is a spacious double wide unit suitable for young families. The Meridian 2058 model features 3 bedrooms, 2 baths, (both 4 piece) an open concept kitchen, dining and living room and your choice of a flat or vaulted ceiling. The home is protected with the industry's first and only 20 year warranty. The primary bedroom boasts a generous 12 ft. x 13 ft. with a 4 piece ensuite and a walk in closet. A separate laundry / utility room is piped and wired, ready to go! Triple M takes pride in offering quality products and superior building methods to deliver the highest level of comfort. Your new home will be built to order and delivered on site at the Cove Communities park which is conveniently located in the east side. The location provides easy access to the retail centres of International Avenue and East Hills. Stony Trail is less than a minute away and Foothills Industrial is easily accessed via 52 St. Elliston Park is a short walk away. Calgary Village by Cove Communities is a family friendly park with street lights throughout and a playground for the kids. Pets are welcome, with Management approval. The pad lease includes use of the clubhouse amenities, water, sewer, garbage & snow removal and utility hook ups. The clubhouse has a well equipped exercise room, a games room (with pool table), fully equipped kitchen and common room, big screen tv, barbeque grills and picnic tables.