

292, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2196208



\$98,500

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	896 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: NONE

This bright and spacious 3-bedroom home features a large den, perfect for extra living space, a family entertainment room, or a home office. The open-concept design offers a generous living room that flows seamlessly into a spacious kitchen. Extensively upgraded in 2020, improvements include NEW SIDING WINDOW, an EXTEND ROOF (1.5 feet) with NEW GUTTERS (south side), NEW FLOORING throughout, a 9-stage water filtration system in the kitchen, natural slate tiling in the tub surround, NEW DOORS and FRAMINGS on the back door, and fully framed and insulated skirting for enhanced efficiency. The lot rental includes water, sewer, garbage pickup, snow removal in common areas, and access to the fitness center & game room in the clubhouse, along with a playground and outdoor gathering area. The home also features COVERED PARKING for at least two vehicles and is conveniently located near city transit and a variety of amenities. call today for schedule your private showing!