

74, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2199988



**\$140,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,379 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Laminate

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** -

**Foundation:** None

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** N/A

OPEN HOUSE: Saturday, Mar. 8th, 1:00 - 3:00. This lovely home can be a 1 bedroom, 2 bedroom or 3 bedroom - easily converted into whatever you wish. The extensive public areas include a living room, a family room plus a separate dining room. Need more bedrooms? Any of these areas could be made into another bedroom with an afternoon's work. The has been extensively renovated: new carpeting and underlay in the living room, bedroom and family room; attractive vinyl flooring in most of the home; a fully updated bathroom, new light fixtures throughout, fresh paint plus vinyl windows and stylish blinds within the last couple of years. The large kitchen includes fridge, glass top stove, dishwasher plus an island with a raised eating bar. You will be impressed with the number of drawers and extra storage / pantry. The exterior is maintenance free vinyl siding plus metal soffits, fascia and gutters. The private side yard has a covered porch plus a separate, gazebo style barbeque area. A new, Siena wood fence plus a vinyl side fence provides definition and privacy for outdoor relaxation. In addition to the abundant storage inside, there are 2 older sheds in the yard. Satisfy your curiosity. Call your favourite REALTOR to book a viewing today. This comfortable, air conditioned home has everything you need.