

116, 6220 17 Avenue SE  
Calgary, Alberta

MLS # A2249224

**\$129,900**

|           |                           |        |                   |
|-----------|---------------------------|--------|-------------------|
| Division: | Red Carpet                |        |                   |
| Type:     | Mobile/Manufactured House |        |                   |
| Style:    | Mobile Home-Single Wide   |        |                   |
| Size:     | 989 sq.ft.                | Age:   | 1972 (53 yrs old) |
| Beds:     | 3                         | Baths: | 1                 |
| Garage:   | Parking Pad               |        |                   |
| Lot Size: | -                         |        |                   |
| Lot Feat: | -                         |        |                   |

|             |                 |            |   |
|-------------|-----------------|------------|---|
| Heating:    | Forced Air      | Water:     | - |
| Floors:     | Laminate        | Sewer:     | - |
| Roof:       | Asphalt Shingle | Condo Fee: | - |
| Basement:   | -               | LLD:       | - |
| Exterior:   | -               | Zoning:    | - |
| Foundation: | -               | Utilities: | - |
| Features:   | -               |            |   |

**Inclusions:** 3 X Sheds, gazebo

Welcome to Calgary Village, a warm and family-friendly community where you'll instantly feel at home. This loved 3-bedroom home has been well cared for and offers both comfort and practicality, with plenty of room for family living. Outside, you'll find not one but three handy storage sheds, giving you all the space you need for tools, hobbies, or seasonal items. Conveniently located just a short walk from the clubhouse, residents enjoy access to a welcoming community gathering area complete with a kitchen, a modern exercise room, 8-ball pool table, games room, as well as a playground and BBQ area—perfect for families and neighbors to come together.