

**322, 6220 17 Avenue SE**  
**Calgary, Alberta**
**MLS # A2232129**

**\$139,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Red Carpet                |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,164 sq.ft.              | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad               |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                     |                   |   |
|--------------------|---------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | - |
| <b>Floors:</b>     | Ceramic Tile, Vinyl | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                   | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -                   | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | -                   | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                   |                   |   |

**Inclusions:** shed

Welcome to #322, 6220 17 Ave SE in the well-managed Calgary Village community. This updated and move-in ready mobile home offers major upgrades. Enjoy peace of mind with brand-new vinyl siding, asphalt shingles, and windows all replaced in 2024. The home also features a newer furnace (2016), and updated bathrooms. Inside, you'll love the vaulted ceilings and abundance of natural light. Offering 3 bedrooms and 2 full bathrooms! The home also includes a two-car parking pad for added functionality. Monthly lot rent of \$1,295 covers water, sewer, garbage, common area maintenance, snow removal, and landscaping—making it an easy choice. Whether you're a first-time buyer, downsizer, or investor, this home offers a practical option in a central Calgary location close to transit, schools, and shopping. Don't miss this opportunity—book your private showing today!