

# \$123,900 - 375, 6220 17 Avenue Se, Calgary

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MLS® #A2243371

**\$123,900**

3 Bedroom, 1.00 Bathroom, 1,276 sqft

Mobile on 0.00 Acres

Red Carpet, Calgary, Alberta

Affordable living at its best! Available immediately! This is a 4 bedroom beauty has lots of living and storage space. It has been refurbished with stylish vinyl plank flooring throughout and completely repainted. The spacious entry area with a double closet for plenty of coats, footwear, etc. Leading from the entry is a huge addition that could be a second master bedroom with another large closet. Perfect for a second generation family member. The bright kitchen has modern white cabinets, a huge peninsula and newer appliances – including a built-in dishwasher. Washer / dryer set is included. 2 smaller bedrooms plus the spacious (11x13 ft.) primary bedroom complete the home. Every inch of this home is clean and fresh! The exterior has been reclad in maintenance free vinyl siding plus a steel roof and holds a large, private deck. New, double paned vinyl windows add to the comfort. This unit is located in the quietest corner of the park, facing an open field. The park has a clubhouse which features a community gathering area with kitchen, a modern exercise room, an 8-ball pool table and games room plus common area playground and bbq area. Calgary Village is a quiet, family friendly community. Financing available at great rates upon approval. Beyond the purchase price, all sites in the park rent for \$1,299 per month which includes water, sewer, garbage removal and clubhouse amenities. The clubhouse offers a modern exercise room, a games room



with pool table, common areas with large screen t.v., community kitchen, bbq's and children's playground. There are no additional costs for these amenities. Although this sounds high, it includes many amenities not available at other parks. You will find Calgary Village offers the most spacious lots with room for double parking (in most cases) plus storage sheds, etc. Many residents have built fences, decks and other features that are not allowed in other parks. This is a family friendly and pet friendly community. There is no size restriction on dogs, but a limit of two pets per home. When you consider that many condominium projects are experiencing double digit cost increases and special assessments, this is still the most economical option for home ownership.



Built in 1978

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2243371                |
| Price          | \$123,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,276                   |
| Acres          | 0.00                    |
| Year Built     | 1978                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 375, 6220 17 Avenue Se |
| Subdivision | Red Carpet             |
| City        | Calgary                |
| County      | Calgary                |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2A 7H4 |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Playground, Storage, Visitor Parking                   |
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection |
| Parking Spaces | 2                                                                                 |
| Parking        | Asphalt, Driveway, Parking Pad                                                    |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Vinyl Windows                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Lawn, Level              |
| Roof              | Metal                    |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Piling(s), See Remarks   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 76              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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