

**203, 6220 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2263662**



**\$39,900**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Wood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s), Wood	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Exceptional opportunity for the right buyer. DOUBLE WIDE homes do not come to market very often. This is a great deal for someone who wants to add value to their home. This double wide requires extensive renovations best suited to professionals. The interior of this home has been substantially demolished. Electrical, plumbing and insulation are in place and water lines have been upgraded to pex. Newer, vinyl windows throughout. The exterior is in decent condition with vinyl siding. The interior has been drywalled, but not finished. This home has great potential in the right hands. Park management (the Seller) reserves the right to select the buyer based on their ability to rehab this home safely and professionally.