

364, 6220 17 Avenue SE
Calgary, Alberta

MLS # A2307288



\$109,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	908 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Paved, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Ready to break free from renting and step into a place you can truly call your own? Welcome to 6220 17 Avenue SE #364—an affordable opportunity to put down roots without sacrificing comfort or location. This home offers the kind of stability renters are looking for, with thoughtful updates already in place. While originally built in 1982, the exterior has been upgraded with a durable metal roof, added insulation, vinyl siding, and newer windows—giving you peace of mind and a refreshed, move-in-ready feel. Inside, you’ll find a functional layout designed for everyday living, with three bedrooms, a full four-piece bath, and a spacious kitchen that opens into a comfortable living area—perfect for settling in and making it your own over time. Set in a unique location within the community, this home sits along the last row, offering a rare bonus of additional open space beside the lot—ideal for outdoor enjoyment, gardening, or simply having a bit more room to breathe. Enjoy your morning coffee on the front deck with a mountain view, and take advantage of the large shed for extra storage. Located in Calgary Village, you’ll benefit from easy access to downtown, major routes, transit, schools, and shopping—making daily life simple and connected. The monthly lot fee includes water, sewer, garbage, and access to the community clubhouse, complete with a hall, kitchen, fitness area, playground, and social spaces that help foster a true sense of community. If you’ve been waiting for the right chance to stop renting and start building something of your own, this could be it.