



**322, 6220 17 Avenue SE, Calgary, Alberta - \$124,900**



Main Photo

## Property Description

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!

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