



## 6220 17 Avenue Calgary Alberta

\$73,000

**BUYERS INCENTIVE!!!!** To help with the moving costs, the sellers are offering to pay the damage deposit and the lot rent for the month the buyers move in. Welcome to Calgary Village Mobile home park, featuring this spacious 2 bed 1 bath mobile home. As you enter the mobile home you will find a large bright living room to your right and a kitchen and eating area to your left. As you go down the hallway to you find the first massive bedroom, the laundry room and the bathroom. to the end of the hall you will walk into the large primary bedroom with a jack and jill entrance to the bathroom and a huge closet. Throughout the mobile brand new luxury vinyl plank flooring has been installed, it is fully waterproof. The home has been freshly painted and has new carbon dioxide and smoke detectors installed. The roof has been freshly sealed. the yard is private and large. The yard still needs some TLC but is waiting its new owners to add their finishing touches. This home is on rented land with a lot rent of \$1,258 a month, the lot rent includes water, sewage, garbage and internet. You also get daily access to the club house. You must be able to pass a criminal background check to be approved by the park, a \$250 application fee must be paid upon submitting the application. Motivated sellers, bring an offer! (id:6769)

Living room 14.08 Ft x 13.08 Ft

Kitchen 10.58 Ft x 7.08 Ft

Dining room 9.00 Ft x 10.58 Ft

Other 3.25 Ft x 6.92 Ft

Bedroom 13.25 Ft x 10.00 Ft

Laundry room 5.00 Ft x 10.00 Ft

5pc Bathroom 8.00 Ft x 7.50 Ft

Primary Bedroom 10.33 Ft x 11.00 Ft

Other 13.17 Ft x 6.00 Ft

Other 2.42 Ft x 1.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

**RE/MAX**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net