



THE  
A-TEAM

RE/MAX  
FIRST

6220 17 Avenue, Calgary T2A 0W6

MLS® #: **A2124530**

Area: **Red Carpet**

Listing Date: **04/19/24**

List Price: **\$189,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**

#### General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **2,400 sqft**  
Lot Shape:

#### Finished Floor Area

Abv Sqft: **1,160**  
Low Sqft:  
Ttl Sqft: **1,160**

#### DOM

**29**

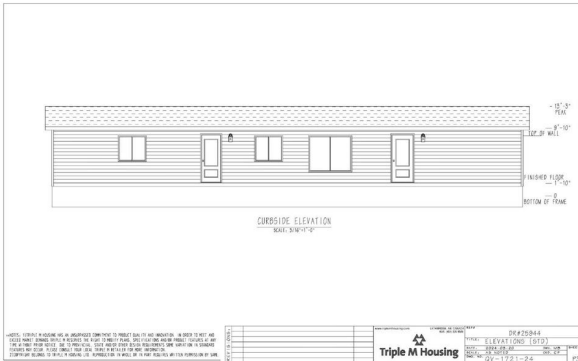
#### Layout

Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Double Wide Mobile Home**

#### Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Close to Clubhouse**  
Park Feat: **Parking Pad**



#### Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat:

Construction:  
Flooring: **Linoleum**  
Water Source:  
**Public**  
Fnd/Bsmt:  
**None**

Kitchen Appl: **Electric Water Heater,Range Hood,Refrigerator,Stove(s)**  
Int Feat: **Built-in Features,Laminate Counters,See Remarks**  
Utilities: **Electricity Connected,Natural Gas Connected**

#### Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`2" x 13`3"	4pc Ensuite bath	Main	7`6" x 5`0"
Living Room	Main	10`4" x 18`7"	Kitchen	Main	10`8" x 8`5"
Bedroom	Main	7`10" x 9`11"	Bedroom	Main	7`7" x 8`3"

#### Legal/Tax/Financial

Title:  
Legal Desc: Zoning:

Remarks

Pub Rmks:

**The most affordable new home in Calgary. At nearly 20 ft. wide, this is a spacious double wide unit suitable for young families. The Meridian 2058 model features 3 bedrooms, 2 baths, (both 4 piece) an open concept kitchen, dining and living room and your choice of a flat or vaulted ceiling. The home is protected with the industry's first and only 20 year warranty. The primary bedroom boasts a generous 12 ft. x 13 ft. with a 4 piece ensuite and a walk in closet. A separate laundry / utility room is piped and wired, ready to go! Triple M takes pride in offering quality products and superior building methods to deliver the highest level of comfort. Your new home will be built to order and delivered on site at the Cove Communities park which is conveniently located in the east side. The location provides easy access to the retail centres of International Avenue and East Hills. Stony Trail is less than a minute away and Foothills Industrial is easily accessed via 52 St. Elliston Park is a short walk away. Calgary Village by Cove Communities is a family friendly park with street lights throughout and a playground for the kids. Pets are welcome, with Management approval. The pad lease includes use of the clubhouse amenities, water, sewer, garbage & snow removal and utility hook ups. The clubhouse has a well equipped exercise room, a games room (with pool table), fully equipped kitchen and common room, big screen tv, barbeque grills and picnic tables.**

Inclusions:

**N/A**

Property Listed By:

**Royal LePage Benchmark**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**