



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #044, Calgary T2A 0W6

MLS® #: **A2133209** Area: **Red Carpet** Listing Date: **10/29/24** List Price: **\$132,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **814**
 Low Sqft:
 Ttl Sqft: **814**

DOM
24
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Single Wide Mobile Home**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Lawn,Level**
 Park Feat: **Asphalt,Parking Pad**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
Public
 Fnd/Bsmt:
None

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Vinyl Windows**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 13`6"	Kitchen With Eating Area	Main	11`6" x 12`8"
4pc Bathroom	Main	7`0" x 7`0"	Bedroom - Primary	Main	9`0" x 11`6"
Bedroom	Main	8`6" x 12`4"			

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Remarks

Pub Rmks: **Affordable living at its best! This single wide unit has been refurbished with stylish grey vinyl plank flooring throughout and completely repainted. The bright kitchen has a brand new fridge and stove. New washer & dryer set included as well. The exterior has been reclad in maintenance free vinyl siding plus a steel roof. New, double paned vinyl windows will add to the comfort. This unit is located a short distance to the clubhouse which features a community gathering area with kitchen, a modern exercise room, an 8-ball pool table and games room plus common area playground and bbq area. A quiet, family friendly community. Financing available with as little as 10% down.**

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



