



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #368, Calgary T2A 7H4

MLS® #: **A2167229** Area: **Red Carpet** Listing Date: **09/19/24** List Price: **\$99,800**
 Status: **Active** County: **Calgary** Change: **-\$9k, 05-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1975**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **911**
 Low Sqft:
 Ttl Sqft: **911**

DOM

62
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities: **Electricity Connected, Natural Gas Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`11" x 6`8"	Bedroom - Primary	Main	13`6" x 9`11"
Bedroom	Main	9`11" x 6`7"	Bedroom	Main	9`11" x 6`9"
Laundry	Main	9`11" x 5`2"	Family Room	Main	13`6" x 22`10"
Kitchen	Main	13`6" x 12`6"			

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Searching for an affordable home? This is it! a lovely 3 bedroom manufactured home in Calgary Village, conveniently located on 17th Ave SE, close to the big box stores of East Hills, including Walmart and Costco as well as the numerous shops of International Avenue. This home comes complete with a fridge, stove, microwave, washer and dryer. Featuring a generous, (13 x 23 ft.) family room, a good sized kitchen, a separate laundry room, large (10 x 13 ft.) primary bedroom plus 2 smaller bedrooms. This home has been recently renovated with new paint, new vinyl plank flooring and modern light fixtures. Everything is clean and ready for a new family. A new smoke /CO2 detector has been installed. Located on a landscaped lot with a garden shed included (as is) plus off street parking. Calgary Village is a quiet, family friendly park, professionally managed by Cove Homes Canada. Site rental includes clubhouse amenities of a games room, exercise room, common room with big screen t.v. and full kitchen, a children's park, and barbeque area. Act quickly. At this price, you won't be disappointed.**

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





