



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #281, Calgary t2a0w5

MLS® #: **A2170448** Area: **Red Carpet** Listing Date: **10/03/24** List Price: **\$73,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 15-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: **909**
 Low Sqft:
 Ttl Sqft: **909**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air**
 Sewer:
 Ext Feat:

Construction:
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`1" x 13`1"
Dining Room	Main	9`0" x 10`7"
Bedroom	Main	13`3" x 10`0"
5pc Bathroom	Main	8`0" x 7`6"
Porch - Enclosed	Main	13`2" x 6`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`7" x 7`1"
Entrance	Main	3`3" x 6`11"
Laundry	Main	5`0" x 10`0"
Bedroom - Primary	Main	10`4" x 11`0"
Other	Main	2`5" x 1`9"

Legal/Tax/Financial

Title: _____
 Legal Desc: _____

Remarks

Pub Rmks: **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!**

Inclusions: **Shed in yard**
 Property Listed By: **RE/MAX Complete Realty**

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















