



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6220 17 Avenue #322, Calgary T2A 7H4**

MLS® #: **A2174349**      Area: **Red Carpet**      Listing Date: **10/19/24**      List Price: **\$179,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
 Sub Type: **Mobile**  
 City/Town: **Calgary**  
 Year Built: **1986**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,153**  
 Low Sqft:  
 Ttl Sqft: **1,153**

DOM

**63**  
Layout  
 Beds: **3 (3)**  
 Baths: **2.0 (2 0)**  
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Backs on to Park/Green Space,Level,See Remarks**  
 Park Feat: **Parking Pad,Paved**

Utilities and Features

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

Construction:  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsm: **None**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`0" x 8`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 7`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 15`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`8" x 9`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 7`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 12`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`7" x 15`3"</b>			

Legal/Tax/Financial

Title:  
 Legal Desc:      Zoning:

Remarks

Pub Rmks: **This lovely home offers extra space with a modern touch at an affordable price. It contains 3 bedrooms plus 2 baths on an extra wide lot with no neighbour on one side. The home is a spacious 16 feet by 68 feet with over 1,000 sq. ft of interior space plus 2 small additions. Enjoy the modern kitchen with light toned wood cabinets. Fridge, stove, microwave and dishwasher are included. The step down living room with a bow window and a vaulted ceiling enhances the volume of the room. The main bath includes a step-in corner shower, cedar walls and ceramic tile flooring. The generous primary bedroom has a wonderful ensuite bath with a soaker tub. Newer vinyl flooring runs throughout the main living area for a modern cohesive look. The exterior is maintenance free siding with two additions for storage plus a large deck. The oversized, fenced yard with a garden shed is great for kids or dogs. All offers subject to Community Approval which includes criminal background check and a credit check.**

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**







