



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6220 17 Avenue #74, Calgary T2A 0W6**

MLS® #: **A2177443**

Area: **Red Carpet**

Listing Date: **11/06/24**

List Price: **\$159,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **1984**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Parking Pad**

Finished Floor Area

Abv Sqft: **1,379**  
Low Sqft:  
Ttl Sqft: **1,379**

DOM

**45**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction:  
Flooring: **Carpet, Laminate**  
Water Source: **Public**  
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Gas Water Heater, Refrigerator**

Int Feat:  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 7`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`2" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>18`2" x 9`3"</b>
<b>Covered Porch</b>	<b>Main</b>	<b>10`10" x 4`2"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 13`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 10`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 7`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>9`9" x 7`6"</b>

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks: **Looking to downsize or start your journey in home ownership? This comfortable, air conditioned home has everything you need. The public areas are extensive with a living room, a family room plus a separate dining room. Need more bedrooms? Any of these areas could be made into another bedroom with an afternoon's work. The has been extensively renovated: new carpeting and underlay in the living room, bedroom and family room; attractive, wood-look vinyl flooring in most of the home; a fully updated bathroom, new light fixtures throughout, fresh paint plus vinyl windows and stylish blinds within the last couple of years. the large kitchen includes fridge, glass top stove, dishwasher plus an island with a raised eating bar. You will be impressed with the number of drawers and extra storage / pantry. The exterior is maintenance free vinyl siding plus metal soffits, fascia and gutters. The private side yard has a covered porch plus a separate, gazebo style barbeque area. A new, Siena wood fence plus a vinyl side fence provides definition and privacy for outdoor relaxation. In addition to the abundant storage inside, there are 2 older sheds in the yard. Satisfy your curiosity. Call your favourite REALTOR to book a viewing today.**

Inclusions: **Blinds and window coverings**  
Property Listed By: **Royal LePage Benchmark**

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







