



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #281, Calgary T2A0W5

MLS® #: **A2177649**

Area: **Red Carpet**

Listing Date: **11/05/24**

List Price: **\$56,500**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 21-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **909**
Low Sqft:
Ttl Sqft: **909**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

46
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Access:
Lot Feat:
Park Feat:

Driveway,Off Street

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle,Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

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

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

Int Feat:
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 13`1"	Kitchen	Main	10`7" x 7`1"
Dining Room	Main	9`0" x 10`7"	Entrance	Main	3`3" x 6`11"
Bedroom	Main	13`3" x 10`0"	Laundry	Main	5`0" x 10`0"
5pc Bathroom	Main	8`0" x 7`6"	Bedroom - Primary	Main	10`4" x 11`0"
Other	Main	2`5" x 1`9"			

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Welcome to Calgary Village featuring the large 2 bed 1 bathroom mobile home. The home is bright and private with extra large bedrooms and bathroom.. As you enter the home you will find a bright living-room and kitchen with a space for a dining room. Down the hall you have huge bedrooms, laundry room and a jack and jill bathroom. The home has brand new water proof vinyl plank flooring, fresh paint, new smoke and carbon monoxide detectors. It has been levelled, the underbelly and heat tape checked. The home has original windows but they are well sealed, and an orinal furnace but running well. The home is on rented land with a lot rent of \$1,257 a month, the lot rent includes water, sewage, garbage and access to the club house fitness room and pool table. . Park approval is required before possession. Dogs are allowed with park approval.**

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

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



















