



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6220 17 Avenue #281, Calgary T2A0W5**

MLS® #: **A2177649**      Area: **Red Carpet**      Listing Date: **11/05/24**      List Price: **\$49,999**  
 Status: **Pending**      County: **Calgary**      Change: **-\$7k, 31-Dec**      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

**88**  
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: **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

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

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

Legal/Tax/Financial

Title: Zoning:  
 Legal Desc:

Remarks

Pub Rmks: **Are you looking to live affordable or looking to make a few extra \$? If you are handy and willing to put a little elbow grease into a home, this is the one for you! 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. New sub Flooring completed and the roof has been sealed. The home has original windows but they are well sealed, and an original furnace but running well. The kitchen and bathroom are original. 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. You are allowed to rent out the home.**

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**

















