



THE
A-TEAM

**RE/MAX
FIRST**

2106 50 Street #2, Calgary T2B 1A7

MLS® #: **A2178657**

Area: **Forest Lawn Industrial**

Listing Date: **11/12/24**

List Price: **\$84,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,023**
Low Sqft:
Ttl Sqft: **1,023**

DOM

39
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Refrigerator, Stove(s)**
Int Feat:
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------|-------------|----------------------|
| 4pc Bathroom | Main | |
| Dining Room | Main | 13`5" x 7`5" |
| Kitchen | Main | 9`10" x 9`8" |
| Living Room | Main | 13`5" x 15`8" |

| Room | Level | Dimensions |
|----------------|-------------|----------------------|
| Bedroom | Main | 13`5" x 11`9" |
| Foyer | Main | 7`5" x 17`5" |
| Laundry | Main | 10`3" x 9`4" |

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Remarks

Pub Rmks: **Welcome to this budget-friendly mobile home in Forest Lawn! If you are seeking a comfortable and inviting place to call your own without straining your finances, this could be the perfect fit. The home features a spacious living room, a well-equipped kitchen, a full bathroom, and an impressively large bedroom that can easily be converted into TWO SEPARATE BEDROOMS. Additionally, there is a generously sized foyer at the entrance. With park fees at an affordable \$730 per month, this home offers exceptional value. Schedule your viewing today to explore this opportunity firsthand!**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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





