



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #327, Calgary T2A 7H4

MLS® #: **A2179892** Area: **Red Carpet** Listing Date: **11/19/24** List Price: **\$122,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **898**
 Low Sqft:
 Ttl Sqft: **898**

DOM

14
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: **Guest, Parking Pad**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard, Rain Gutters**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **None**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`1" x 13`4"	Eat in Kitchen	Main	13`4" x 10`9"
Bedroom - Primary	Main	10`8" x 10`5"	Laundry	Main	9`11" x 5`2"
Bedroom	Main	11`0" x 10`1"	4pc Bathroom	Main	10`0" x 5`1"

Legal/Tax/Financial

Title:
 Legal Desc: Zoning:

Remarks

Pub Rmks: **A great home at an affordable price. This home has been extensively renovated with new flooring, painted throughout and new appliances. Check out the espresso cabinets in the kitchen, with plenty of room for a table or install an island. This two bedroom, one bath home is one of the nicest that you will find. Features include a newer metal roof, front and back decks, vinyl windows and maintenance free exterior. The unobstructed yard is fenced on three sides. Financing available, upon approval, with as little as 10% down.**

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





