



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #221, Calgary T2A 0W6

MLS®#: **A2181707**

Area: **Red Carpet**

Listing Date: **11/30/24**

List Price: **\$59,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 06-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **719**

Low Sqft:

Ttl Sqft: **719**

DOM

53

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Park Model**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

Construction:
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	47`10" x 37`9"	Kitchen	Main	49`3" x 27`11"
Dining Room	Main	38`0" x 23`0"	Bedroom - Primary	Main	37`9" x 33`4"
4pc Bathroom	Main	27`11" x 24`10"	Bedroom	Main	27`11" x 23`6"
Laundry	Main	19`2" x 9`7"			

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks: **Completely renovated and affordable home in Calgary. This mobile home features 2 bedrooms, 1 full bathroom, nicely layout kitchen with separate dining area. Newly renovated bathroom with new plumbing upgrades. Comes with beautiful modern light fixtures, freshly painted and new vinyl plank flooring all throughout the home. Move-in ready home for a new family. Lot rental fees include Water/ Sewer/ Garbage pick-up/ Snow Removal in common areas. Plus access to Fitness Centre and Game Room in the community clubhouse main building, playground, and outdoor gathering area. Easy access to city transit, shopping nearby, major highways, and Elliot Park is just across the street. Best Price for the value!**

Inclusions: **Electric Stove, Refrigerator, Washer/Dryer, Microwave**

Property Listed By: **Creekside Realty**

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











