



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 #377, Calgary T2A 0W6

MLS®#: **A2183403** Area: **Red Carpet** Listing Date: **12/12/24** List Price: **\$89,900**
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: **1,200**
Low Sqft:
Ttl Sqft: **1,200**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home, Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat:

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer**
Int Feat:
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|------------------------|-------------------------|-------------|-----------------------|
| Kitchen | Main | 14`11" x 4`11" | Living Room | Main | 15`10" x 14`9" |
| Bedroom - Primary | Main | 13`11" x 11`11" | 4pc Ensuite bath | Main | 9`2" x 6`5" |
| Bedroom | Main | 10`11" x 9`5" | Bedroom | Main | 9`11" x 9`5" |
| 3pc Bathroom | Main | 7`6" x 5`0" | | | |

Legal/Tax/Financial

Title:
Legal Desc: Zoning:

Remarks

Pub Rmks: **Own this amazing property for below 90k! Over 1200 square feet of living space with 3 bedrooms and 2 bathrooms. This unit is very well maintained and ready for you to move in to! This lot is located at the very end on a quiet street facing massive green spaces. It features a 2 car parking pad and is already fenced in! Great location on 17 th ave with so many amenities, access to stoney trail and 20 minutes to downtown! Lot fees currently at \$1,195/m water, sewer, garbage, compost, recycling, and use of the club house. Amazing opportunity and wont last long!**

Inclusions: **na**
Property Listed By: **CIR Realty**

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





