

6220 17 Avenue #251, Calgary T2A 0W6

MLS® #: **A2186766** Area: **Red Carpet** Listing Date: **01/10/25** List Price: **\$119,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,108**
 Low Sqft:
 Ttl Sqft: **1,108**

DOM
12
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Single Wide Mobile Home**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** Flooring:
 Sewer: **Laminate**
 Ext Feat: Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 12`11"	Kitchen With Eating Area	Main	14`11" x 12`11"
Den	Main	13`6" x 7`6"	Bedroom - Primary	Main	15`2" x 13`6"
Bedroom	Main	15`0" x 10`0"	Bedroom	Main	20`2" x 7`6"
4pc Bathroom	Main	9`6" x 8`6"			

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Remarks

Pub Rmks: **Nicely renovated and Updated Mobile Home! 3 Bedrooms and a large den which can be used as a fourth bedroom. The bathroom has been renovated with new fixtures and flooring. Spacious bright interior with a large living room which is open to the spacious kitchen. Freshly painted with laminate flooring, very clean, and move-in ready home. This home comes with recently installed new energy efficient furnace, and a new shingled roof. Lot rental includes water, sewer, garbage pick-up, snow removal in common areas AND access to the fitness center and game room in the clubhouse. Additionally there is a playground / outdoor gathering area. Parking for at least 2 vehicles! Close to city transit and loads of amenities nearby. Call today for your own showing!**

Inclusions: **None**

Property Listed By: **Creekside Realty**

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









