



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6220 17 Avenue #044, Calgary T2A 0W6**

MLS® #: **A2191373**      Area: **Red Carpet**      Listing Date: **01/28/25**      List Price: **\$125,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$7k, 07-Mar**      Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
 Sub Type: **Mobile**  
 City/Town: **Calgary**  
 Year Built: **1969**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **814**  
 Low Sqft:  
 Ttl Sqft: **814**

DOM

**40**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Lawn,Level**  
 Park Feat: **Asphalt,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Vinyl Windows**  
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection**

Room Information

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

Legal/Tax/Financial

Title:      Zoning:

Legal Desc:

Remarks

Pub Rmks: **Affordable living at its best! Available immediately! Just 10% down, plus deposits will put you in this lovely, updated home. BONUS - 50% off of pad fees for 6 months! This single wide unit has been refurbished with stylish grey vinyl plank flooring throughout and completely repainted. The bright kitchen has a brand new fridge and stove. New washer & dryer set included as well. The exterior has been reclad in maintenance free vinyl siding plus a steel roof. New, double paned vinyl windows add to the comfort. This unit is located a short distance to the clubhouse which features a community gathering area with kitchen, a modern exercise room, an 8-ball pool table and games room plus common area playground and bbq area. Calgary Village is a quiet, family friendly community. Financing available upon approval.**

Inclusions: **NA**  
Property Listed By: **Royal LePage Benchmark**

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



