



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #292, Calgary T2A0W6

MLS® #: **A2196208** Area: **Red Carpet** Listing Date: **02/21/25** List Price: **\$98,500**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1974**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **896**
Low Sqft:
Ttl Sqft: **896**

DOM

1
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: **Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Range,Range Hood**
Int Feat: **Breakfast Bar,Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`1" x 5`3"
Living Room	Main	13`5" x 15`5"
Bedroom	Main	6`9" x 8`0"
4pc Bathroom	Main	4`11" x 7`5"

Room	Level	Dimensions
Kitchen	Main	11`11" x 13`5"
Bedroom	Main	7`5" x 8`0"
Bedroom - Primary	Main	11`4" x 13`5"
Laundry	Main	5`1" x 5`9"

Legal/Tax/Financial

Title:
Legal Desc: Zoning:

Remarks

Pub Rmks:

This bright and spacious 3-bedroom home features a large den, perfect for extra living space, a family entertainment room, or a home office. The open-concept design offers a generous living room that flows seamlessly into a spacious kitchen. Extensively upgraded in 2020, improvements include NEW SIDING WINDOW, an EXTEND ROOF (1.5 feet) with NEW GUTTERS (south side), NEW FLOORING throughout, a 9-stage water filtration system in the kitchen, natural slate tiling in the tub surround, NEW DOORS and FRAMINGS on the back door, and fully framed and insulated skirting for enhanced efficiency. The lot rental includes water, sewer, garbage pickup, snow removal in common areas, and access to the fitness center & game room in the clubhouse, along with a playground and outdoor gathering area. The home also features COVERED PARKING for at least two vehicles and is conveniently located near city transit and a variety of amenities. call today for schedule your private showing!

Inclusions:

NONE

Property Listed By:

eXp Realty

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







