



THE
A-TEAM

**RE/MAX
FIRST**

6220 17 Avenue #23, Calgary T2A0W6

MLS® #: **A2199347** Area: **Penbrooke Meadows** Listing Date: **03/04/25** List Price: **\$85,000**
 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: **904**
 Low Sqft:
 Ttl Sqft: **904**

DOM
5
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Mobile Home-Single Wide**

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

Access:
 Lot Feat:
 Park Feat: **Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat:
 Kitchen Appl: **Built-In Oven, Built-In Refrigerator**
 Int Feat:
 Utilities:
 Construction:
 Flooring: **Carpet, Ceramic Tile, Laminate, Vinyl**
 Water Source:
 Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	7`9" x 11`2"	Kitchen	Main	12`8" x 6`3"
Dining Room	Main	6`1" x 4`11"	Bedroom - Primary	Main	11`2" x 9`9"
Foyer	Main	6`4" x 4`11"	Laundry	Main	4`11" x 4`11"
4pc Bathroom	Main	10`0" x 5`11"	Bonus Room	Main	17`5" x 9`11"

Legal/Tax/Financial

Title:
 Legal Desc:
 Zoning:
 Remarks:

Pub Rmks: **Discover affordable living at its finest! This charming single-wide home has been beautifully updated, featuring stylish brown vinyl plank flooring throughout and fresh paint. The bright kitchen is equipped with a stainless steel fridge and stove. The laundry room has a washer & dryer set included as well. The exterior boasts low-maintenance vinyl siding and a durable asphalt roof. Double-pane vinyl windows provide added comfort. Conveniently located just a short walk from the clubhouse, which offers a community gathering area with a kitchen, a modern exercise room, an 8-ball pool table, a games room, as well as a playground and BBQ area. Calgary Village is a peaceful, family-friendly community.**

Inclusions: **Shed in the back**
Property Listed By: **eXp Realty**

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



