

**6220 17 Avenue #74, Calgary T2A 0W6**

MLS® #: **A2199988**      Area: **Red Carpet**      Listing Date: **03/05/25**      List Price: **\$140,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
 Sub Type: **Mobile**  
 City/Town: **Calgary**  
 Year Built: **1984**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,379**  
 Low Sqft:  
 Ttl Sqft: **1,379**

DOM

**4**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Gas Water Heater, Refrigerator**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:  
 Legal Desc:      Zoning:

Remarks

Pub Rmks: **This lovely home can be a 1 bedroom, 2 bedroom or 3 bedroom - easily converted into whatever you wish. The extensive public areas include a living room, a family**

room plus a separate dining room. Need more bedrooms? Any of these areas could be made into another bedroom with an afternoon's work. This air conditioned home has been extensively renovated: new carpeting and underlay in the living room, bedroom and family room; attractive vinyl flooring in most of the home; a fully updated bathroom, new light fixtures throughout, fresh paint plus vinyl windows and stylish blinds within the last couple of years. The large kitchen includes fridge, glass top stove, dishwasher plus an island with a raised eating bar. You will be impressed with the number of drawers and extra storage / pantry. The exterior is maintenance free vinyl siding plus metal soffits, fascia and gutters. The private side yard has a covered porch plus a separate, gazebo style barbeque area. A new, Siena wood fence plus a vinyl side fence provides definition and privacy for outdoor relaxation. In addition to the abundant storage inside, there are 2 older sheds in the yard. Satisfy your curiosity. Call your favourite REALTOR to book a viewing today. This comfortable, air conditioned home has everything you need.

Inclusions:

Property Listed By:

N/A

Royal LePage Benchmark

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







