

## 6220 17 Avenue #368, Calgary T2A 0W7

MLS®#:	A2200707	Area:	Red Carpet	Listing Date:	03/09/25	List Pric	e: <b>\$82,000</b>			
Status:	Active	County:	Calgary	Change:	None	Associa	tion: Fort McMurray			
				General In Prop Type: Sub Type: City/Town: Year Built: Lot Inform Lot Sz Ar: Lot Shape:	ation	Mobile Mobile Calgary 1975	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	910 910	DOM 27 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3 ) 1.0 (1 0) Mobile Home-Single Wide 2
				Access: Lot Feat: Park Feat:		Back Yard,Cul-De- Carport	Sac			
						Utilities and Featu	ires			
Roof: Heating: Sewer: Ext Feat:	Metal Forced Air					Construction: Flooring: <b>Linoleum,Vinyl</b> Water Source: Fnd/Bsmt:				
Kitchen App nt Feat: Jtilities:	bl:	Electric Oven,Refrigerator,Washer/Dryer				FIIQ/BS	nt:			
, cincles.		Room Information								
<u>Room</u> Bedroom Bedroom		<u>Level</u> Main Main	ain 9`11" x 6`7"		Bedro	<u>Room</u> <b>4pc Bathroom</b> <b>Bedroom</b> Legal/Tax/Financial		<u>Dimensions</u> 9`11" x 6`7"		
Fitle: .egal Desc:				Zoning:						
						Remarks				
Pub Rmks:		Searchin	g for an affordable ho	me? This is	it! a lovely	/ 3 bedroom manufa	ctured home in Calgary	/ Village, conver	iently located on 17th Av	e SE, close to the big box

stores of East Hills, including Walmart and Costco as well as the numerous shops of International Avenue. This home comes complete with a fridge, stove,

microwave, washer and dryer. Featuring a generous, (13 x 23 ft.) family room, a good sized kitchen, a separate laundry room, large (10 x 13 ft.) primary bedroom plus 2 smaller bedrooms. This home has been recently renovated with new paint, new vinyl plank flooring and modern light fixtures. Everything is clean and ready for a new family. A new smoke /CO2 detector has been installed. Located on a landscaped lot with a garden shed included (as is) plus off street parking. Calgary Village is a quiet, family friendly park, professionally managed by Cove Homes Canada. Site rental includes clubhouse amenities of a games room, exercise room, common room with big screen t.v. and full kitchen, a children's park, and barbeque area

Inclusions: Property Listed By: microwave Diamond Realty & Associates LTD.

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



