

6220 17 Avenue #368, Calgary T2A 0W7

MLS®#:	A2200707	Area:	Red Carpet	Listing Date:	03/09/25	List Price	\$82,000			
Status:	Active	County:	Calgary	Change:	None	Associati	on: Fort McMurray			
				General In Prop Type: Sub Type: City/Town: Year Built: Lot Inform: Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	ation	Mobile Mobile Calgary 1975 Back Yard,Cul-De-Sa Carport	<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
	Netro In	ACC. March				Utilities and Feature	25			
Roof: Heating: Sewer: Ext Feat:	Metal Forced Air					Construction: Flooring: Linoleum,Vinyl Water Source:				
Kitchen Ap Int Feat: Utilities:	pl:	Electric Oven,Refrigerator,Washer/Dryer				Fnd/Bsm	t:			
		Room Information								
<u>Room</u> Bedroom		<u>Level</u> Main		<u>Dimensions</u> 9`11" x 6`7"		<u>Room</u> 4pc Bathroom		<u>Level</u> Main	Dimensions	
Bedroom		Main		9`11" x 6`9" Bedroon Legal/Tax/Financial					9`11" x 6`7"	
Title:				Zoning:						
Legal Desc	:					Remarks				
Pub Rmks:		Searchin	g for an affordable ho	me? This is	it! a lovely	3 bedroom manufact	ured 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



