

**30, 2106 50 Street SE**  
**Calgary, Alberta**

**MLS # A2271646**



**\$99,900**

<b>Division:</b>	Forest Lawn Industrial		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape, Near Public Transit		

<b>Heating:</b>	In Floor, Propane	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Pillar/Post/Pier, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Call Seller Directly

Fully Renovated 3-Bedroom, 1-bathroom mobile home | Move-In Ready. A perfect option for downsizers, retirees, or first-time homeowners looking for low-maintenance living in a private setting. Located in a friendly and centrally-located community near 17 Ave and 52 St SE, just minutes from transit, groceries, and essential amenities. Lot rent is \$790/month which includes: Water, Sewer, Waste Management, and Snow Removal & Landscaping in common areas.&nbsp; Highlights & Upgrades include: Fully redone electrical and plumbing | New insulation and drywall throughout | Re-leveled for long-term stability | Newly treated roofing | Brand new siding | New hot water tank | New flooring throughout.&nbsp;