



THE
A-TEAM

**RE/MAX
FIRST**

6724 17 Avenue #6, Calgary T2A 0W5

MLS® #: **A2112899** Area: **Red Carpet** Listing Date: **06/15/24** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat:

Construction: **Vinyl Siding**
 Flooring: **Ceramic Tile, Laminate, Linoleum**
 Water Source:
 Fnd/Bsmt:
Piling(s), Wood

Kitchen Appl: **Dryer, Range Hood, Refrigerator, Stove(s), Washer**
 Int Feat:
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|----------------|-------------------|-------|---------------|
| Bedroom | Main | 13`11" x 9`10" | 4pc Bathroom | Main | 10`4" x 5`0" |
| 4pc Ensuite bath | Main | 7`3" x 11`3" | Bedroom - Primary | Main | 11`2" x 11`6" |
| Dining Room | Main | 9`6" x 12`9" | Kitchen | Main | 10`9" x 11`2" |
| Foyer | Main | 7`11" x 10`1" | Laundry | Main | 8`10" x 5`9" |
| Living Room | Main | 18`8" x 10`4" | Mud Room | Main | 4`6" x 10`1" |

Legal/Tax/Financial

Title: _____
 Legal Desc: _____
 Zoning: _____

Remarks

Pub Rmks: **Enter into this charming 2013, 1120 sf home located in the plus-18 section of Mountview. Prepare to be impressed with everything this home has to offer. It is spacious with vaulted ceilings, bright and airy with the many windows in the living area, and the entire home, and open concept living. Click on the interactive iGuide for a virtual tour and "virtual walk through". This large kitchen has beautiful wood cabinets, loads of counter space to explore your culinary side, prep for your cooking and baking adventures plus plenty of room to move around. Newly installed dishwasher, newer gas stove, newer fridge. There is a large counter peninsula island that provides even more space for eating or entertaining. Adjacent to the kitchen is a spacious dining area that is drenched in light. The living room has ample space for your furniture and the open den area provides a wood burning woodstove (WETT inspection done) to keep you warm and cozy. This is a 2013 model, 20x56, with two bedroom, two bathrooms, and has everything you could need. The primary bedroom at the front of the home has a huge ensuite with soaker tub, separate shower, and good size vanity. This bedroom can easily accommodate a king bed. The second bedroom is at the opposite end, along with a 4-piece bath, large separate laundry room with a brand new on-demand hot water system and back entry hall. This home was moved on to the lot earlier this year and has new skirting, new front deck, new eavestrough and downspouts, new sewer pipes, and a newly installed electrical hookup and meter, with a City of Calgary permit. Due to the winter season, rain volume and current water ban, sod could not be installed, so the Seller will give a landscaping incentive. Don't wait to view this property - you won't be disappointed! Lease approval is required. Pets are allowed with approval. Lease rate of \$900 per month includes water, sewer, garbage pick up and snow removal. Sunpark Mountview is across from Ellison Park, minutes to EastHills Shopping Centre, Stoney Trail, International Avenue, and all levels of transit, shopping, restaurants and amenities.**

Inclusions: **Fridge, Gas Stove, Dishwasher, Washer, Dryer, All window coverings, hoodfan**
 Property Listed By: **TREC The Real Estate Company**

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







