

6724 17 Avenue #118, Calgary T2A 0W5

List Price: **\$239,900** A2163416 Listing 09/06/24 MLS®#: Area: **Red Carpet**

Status: **Active** County: Calgary Change: -\$5k, 01-Dec Association: Fort McMurray

Date:



General Information

Mobile Prop Type: Sub Type: Mobile City/Town: Calgary

2001 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Finished Floor Area Abv Saft: 1,056

Low Sqft:

Ttl Sqft: 1,056 DOM

88 <u>Layout</u>

3 (3) Beds: 2.0 (2 0) Baths:

Single Wide Mobile Style:

Home

Parking

Ttl Park: 2

Garage Sz:

Access: Lot Feat:

Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas

Sewer: Ext Feat: Flooring:

Ceramic Tile, Laminate Water Source:

Fnd/Bsmt:

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Int Feat: **Utilities:**

Room Information

Level Level <u>Room</u> Dimensions Room Dimensions 4pc Ensuite bath Main 9'0" x 5'1" Main 8'8" x 5'1" 4pc Bathroom Bedroom Main 12`3" x 9`3" **Bedroom** Main 9`1" x 8`0" **Dining Room** Main 6`4" x 9`7" Foyer Main 5`6" x 13`9" Kitchen Main 8`7" x 12`9" Laundry 5`10" x 8`6" Main **Living Room** Main 14`10" x 14`6" **Bedroom - Primary** Main 14`10" x 11`1"

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Pub Rmks:

Welcome to this fully renovated and immaculately maintained 3-bedroom, 2-bathroom home located in the conveniently situated Sunpark Mountview Mobile Home Park. Enjoy great access to East Hills, 17 Ave, Stoney Trail, and quick routes to downtown And Deerfoot Trail. This home is perfectly positioned across from the beautiful Elliston Park, home of Global Fest, and close to the many shops and services along 17 Ave SE (International Ave). This modern, spacious home features drywall throughout, a large inviting vaulted ceiling living area, and a kitchen with double skylights that lest the sunshine flood in. Renovations in 2020 include a new roof, interior drywall, laminate flooring throughout, new kitchen cupboards, countertops, tile backsplash, lighting fixtures, new doors, baseboards, casing, and bathrooms with new vanities and ceramic tile floors. The laundry area, with a great corner pantry, is separated from the spacious eating area by a trendy barn door. The kitchen boasts plenty of cabinets, lots of counter space, tile backsplash, stainless steel appliances and a large eating bar. And we can't forget the double skylights and the double stainless sink. The primary bedroom offers a large walk-in closet and a 4-piece ensuite with a jacuzzi tub. Recent updates include a new furnace with central AC installed in March 2022, a hot water tank in 2023, and a double-door fridge in 2024. Stove, Dishwasher and Microwave hoodfan installed in 2020. This home truly is move-in ready. The exterior features a 10x10 shed for extra storage, a lower deck, entrance decks at the front, and a skirted rear deck with a gate for additional storage. The backyard is perfect for entertaining, with a large lower deck and plenty of green space. This floor plan offers a large entrance foyer with coat closet, and includes two bedrooms and a bathroom at the front of the home , with the primary bedroom and ensuite bath at the opposite end. This home has been lovingly maintained and shows tremendous pride of ownership. Lot fees of \$925/month inc

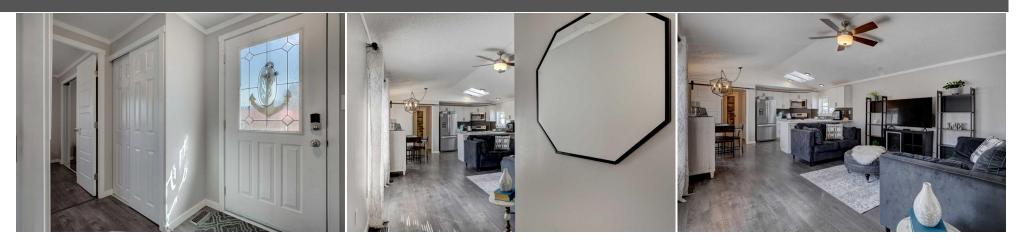
Inclusions:

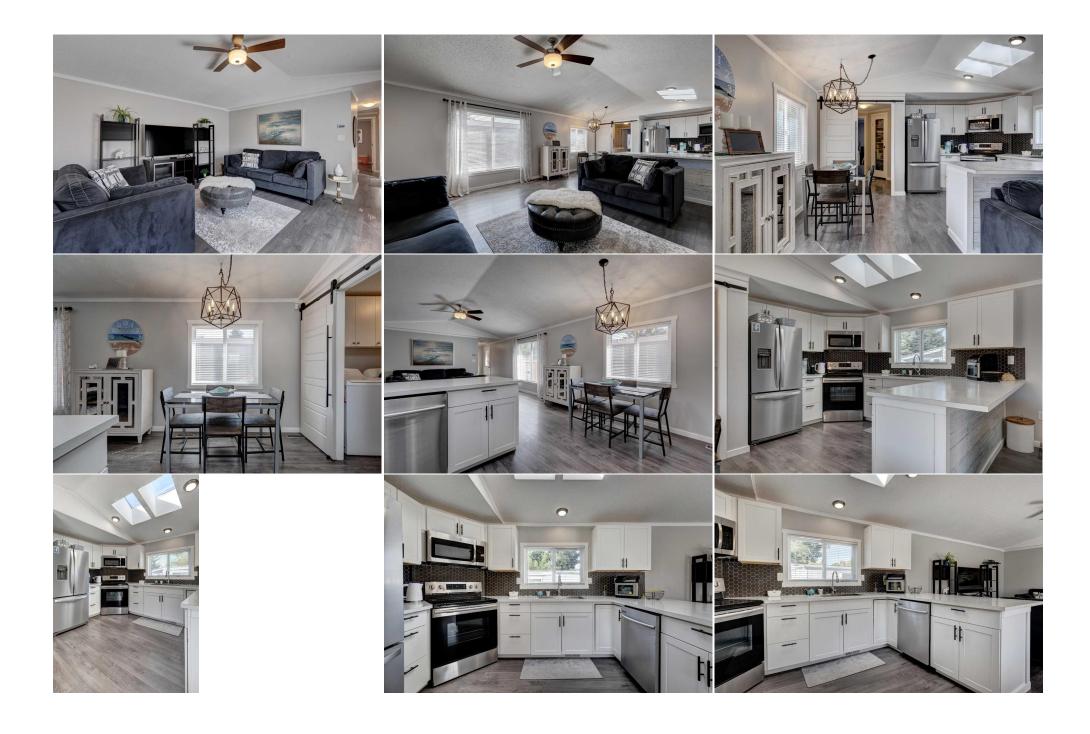
Property Listed By:

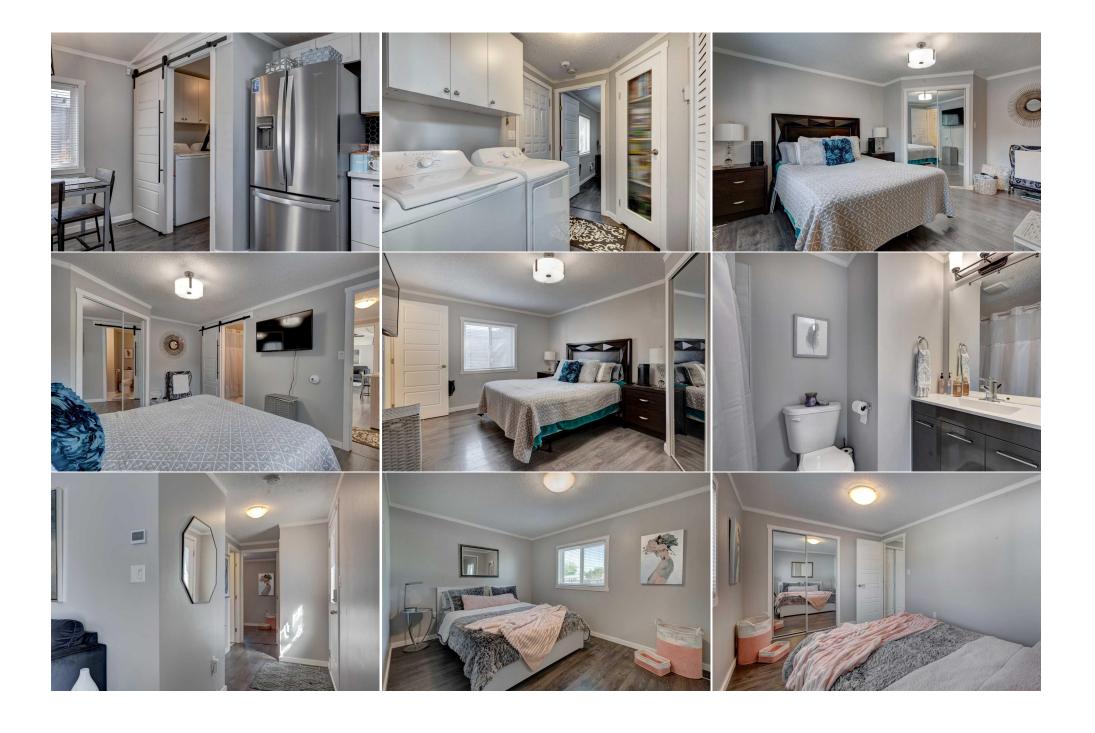
TREC The Real Estate Company

N/A

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













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