



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6724 17 Avenue #40, Calgary T2A 0W5**

MLS® #: **A2165666**

Area: **Red Carpet**

Listing Date: **09/13/24**

List Price: **\$79,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **0**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,072**  
Low Sqft:  
Ttl Sqft: **1,072**

DOM

**69**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

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

Utilities and Features

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

Construction:  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat:  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>16`2" x 15`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`6" x 15`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`7" x 5`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`11" x 9`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 5`0"</b>

Legal/Tax/Financial

Title:  
Legal Desc: Zoning:

Remarks

Pub Rmks: **Great opportunity to enter into homeownership for under 100k! Two bedroom one bathroom mobile home next to Elliston Park in N.E Calgary. Park fees include**

water, sewer , garbage and land lease fee. Recently updated kitchen cupboards and bathroom. Walking distance to shops restaurants and Public transportation. Walking access to the annual Global festival. Easy to maintain outdoor space great neighbours.

Inclusions:  
Property Listed By:

N/A  
Real Broker

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



