



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: **\$99,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

6

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
Eat in Kitchen	Main	16`2" x 15`5"
Laundry	Main	7`7" x 5`8"
Bedroom	Main	15`11" x 9`7"

Room	Level	Dimensions
Living Room	Main	15`6" x 15`5"
Bedroom - Primary	Main	13`2" x 11`6"
4pc Bathroom	Main	9`6" x 5`0"

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



