



THE
A-TEAM

**RE/MAX
FIRST**

9090 24 Street #10, Calgary T2C 2H4

MLS® #: **A2172951**

Area: **Riverbend**

Listing Date: **10/17/24**

List Price: **\$150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,805**
Low Sqft:
Ttl Sqft: **1,805**

DOM

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Layout

Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **Double Wide Mobile Home**

Lot Information

Lot Sz Ar: **4,000 sqft**
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Level**
Park Feat: **Driveway,Front Drive,Parking Lot,Parking Pad**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Range,Refrigerator,Washer/Dryer**
Int Feat:
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 11`5"
Kitchen	Main	11`8" x 10`7"
Bedroom	Main	12`5" x 8`4"
3pc Bathroom	Main	7`10" x 4`11"
Bedroom	Main	10`6" x 7`9"
3pc Bathroom	Main	8`3" x 3`3"

Room	Level	Dimensions
Dining Room	Main	11`5" x 7`6"
Bedroom - Primary	Main	12`10" x 11`4"
Bedroom	Main	11`4" x 9`1"
4pc Ensuite bath	Main	11`4" x 4`11"
Family Room	Main	21`4" x 14`1"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Charming Unique Mobile Home in Riverbend, Calgary calling INVESTORS & HANDYMANS, Investment opportunity Buy and Hold, Build some sweet Equity. Discover your new sanctuary in the heart of Riverbend, South Hill Mobile Home Park! This spacious over 1800 square feet mobile home offers the perfect blend of comfort and convenience. Perfect size for Big growing family as it offers potential for Guest room with separate entrance, That can be converted to a workplace office or a studio for growing generation. Key Features: 4 Bedrooms & 3 full Bath: Perfect for growing families or as a cozy retreat. Open Concept Living Area: Bright and airy, ideal for entertaining or relaxing, Modern layout kitchen with Island and Dining area right next to it. Huge pantry and Laundry beside it and Easy access to outside from side door. Going down the hallway you get Full bath and 3 bedrooms, Master bedroom has its own En-suite bath. Corridor loaded with natural light due to huge windows going to the back portion of the unit that has its own separate FURNACE, Side Entrance, Family room, full bath and a bedroom(used as Storage room) that can be converted to a Bedroom by adding door. Private Yard: Enjoy your own outdoor oasis with a patio area for summer gatherings. Front drive pad for private parking and Overflow parking is also available. This Mobile home is selling AS IS and needs work that is good for somebody who can renovate and build some sweet equity in the home. Close to parks, schools, and shopping. Easy access to major roads (Glenmore trail and Deerfoot trail) and public transit. Family-friendly neighborhood with a strong community vibe. Don't miss this opportunity to own a piece of Riverbend! Schedule your viewing today and make this lovely mobile home yours!**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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







