



THE
A-TEAM

**RE/MAX
FIRST**

9090 24 Street #68, Calgary T2C 2H4

MLS® #: **A2177212** Area: **Riverbend** Listing Date: **11/05/24** List Price: **\$130,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1973**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **711**
Low Sqft:
Ttl Sqft: **711**

DOM

17
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: **Off Street, Parking Pad**

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat:

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

Kitchen Appl: **Electric Oven, Refrigerator**
Int Feat:
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 16`7"
Laundry	Main	6`10" x 5`0"
Bedroom	Main	6`4" x 7`4"
Bedroom - Primary	Main	9`2" x 10`4"
Entrance	Main	7`7" x 16`5"
Porch - Enclosed	Main	6`3" x 5`3"

Room	Level	Dimensions
Eat in Kitchen	Main	11`7" x 10`10"
Furnace/Utility Room	Main	2`4" x 1`8"
4pc Bathroom	Main	8`9" x 4`6"
Storage	Main	7`10" x 16`5"
Porch - Enclosed	Main	6`7" x 4`0"

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Remarks

Pub Rmks: **Affordable Fixer-Upper in South Hill Mobile Home Park This 2-bedroom, 1-bathroom mobile home in South Hill Mobile Home Park offers incredible potential for the right buyer! Nestled in a prime location just down the hill from the new train route and conveniently close to major routes including Stoney Trail, Glenmore Trail, Deerfoot Trail, and 52nd Ave. Ideal for commuters and those who value easy access to shopping, parks, and more. This units' features are 2 bedrooms and 1 bathroom New roof (installed June 2024) , New hot water tank (installed October 2022) Requires some renovations, allowing you to customize and build equity. Proximity to public transit and new train route for easy commuting, Easy access to major roads, making it a great location for work and recreation, Minutes from nearby shopping, parks, and community amenities. This mobile home is perfect for buyers looking to create a home with their personal touch. With some renovations, this could be a fantastic place to call home or a savvy investment! Don't miss this opportunity in South Hill.**

Inclusions:
Property Listed By:

N/A

eXp Realty

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









