



THE
A-TEAM

**RE/MAX
FIRST**

6724 17 Avenue #20, Calgary T2A0W5

MLS® #: **A2179503**

Area: **Red Carpet**

Listing Date: **11/15/24**

List Price: **\$76,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **937**
Low Sqft:
Ttl Sqft: **937**

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: **Off Street,Parking Pad,Side By Side**

Utilities and Features

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

Construction:
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **None**
Int Feat: **Ceiling Fan(s),Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9' 11" x 8' 7"	Dining Room	Main	9' 3" x 7' 1"
Living Room	Main	15' 0" x 13' 0"	Laundry	Main	5' 5" x 4' 10"
Covered Porch	Main	8' 11" x 6' 11"	Foyer	Main	7' 6" x 3' 8"
Bedroom - Primary	Main	11' 0" x 10' 7"	Bedroom	Main	15' 6" x 8' 0"
4pc Bathroom	Main	7' 9" x 7' 3"			

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks:

Looking for a project to make your own? This Dutch Villa mobile home is a fantastic blank canvas awaiting your personal touch. Whether you're a first-time buyer looking to customize your space or an investor seeking a great opportunity, this home offers endless potential. Located in a well-established community just minutes from East Hills Shopping Centre, you'll enjoy easy access to a range of amenities, including Costco, Walmart, a cinema, and more. With quick access to Stoney Trail, commuting across Calgary is a breeze, and downtown is just a 15-minute drive away. Plus, outdoor enthusiasts will appreciate being close to Elliston Park & Lake for recreation. Inside, the home offers a practical layout that can be reimagined to suit your needs. The enclosed front porch leads into the main living spaces, where you'll find a double sink in the kitchen and plenty of storage for all your cooking essentials. The adjacent dining area flows into a spacious living room filled with natural light from large east-facing windows, offering great potential to create a cozy and inviting environment. The home currently features two bedrooms, including a primary bedroom with a large closet and a second bedroom that offers flexibility—whether you'd prefer to leave it open as a large space or convert it into two rooms, as it includes two entry points and dual closets. You'll also find a family room addition complete with a wood-burning fireplace, adding character and extra living space. This area connects to a mudroom with additional storage and provides access to the front porch. The 4-piece bathroom includes practical storage options, while the in-hallway washer and dryer add convenience to your daily routine. Outside, the fenced yard offers privacy and space to create your own outdoor space. Two storage sheds provide ample room for tools, gear, and seasonal items, and the home features two dedicated parking spaces right out front for easy access. This property offers an affordable opportunity to create something truly special, all while enjoying a location that's hard to beat. If you're ready to bring your own style and vision to a home, book a showing today to explore the possibilities.

Inclusions:

Property Listed By:

None

Coldwell Banker Mountain Central

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







