



THE
A-TEAM

**RE/MAX
FIRST**

6724 17 Avenue #14, Calgary T2A0W5

MLS® #: **A2186603** Area: **Red Carpet** Listing Date: **01/11/25** List Price: **\$199,900**
 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: **1,531**
 Low Sqft:
 Ttl Sqft: **1,531**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** Flooring:
 Sewer: **Laminate**
 Ext Feat: Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`7" x 14`9"	Kitchen	Main	12`8" x 8`8"
Nook	Main	8`2" x 5`11"	Bedroom - Primary	Main	13`1" x 12`6"
Bedroom	Main	9`10" x 8`3"	Bedroom	Main	12`6" x 11`4"
4pc Ensuite bath	Main	8`4" x 5`0"	4pc Bathroom	Main	8`3" x 5`0"
Covered Porch	Main	16`10" x 10`8"			

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Charming 3-Bedroom bright and airy home features a private south facing yard, open floor plan, 3 spacious bedrooms and 2 full bathrooms offering comfort and convenience. This home creates a welcoming atmosphere with plenty of natural light streaming through 3 large skylights. The spacious kitchen with a sunny breakfast nook is perfect for cooking and gathering. The large primary bedroom features a wall of closets and full private ensuite bathroom. Enjoy peaceful mornings or relax in the tranquil backyard, where you'll find an apple tree and plenty of garden space with a beautiful Lilac tree to complete the front of the home. There is also a full sized parking pad for added convenience. Located next to Elliston Park, you'll have easy access to green spaces, walking paths, and outdoor activities. Easy access to shopping, public transport and stoney trail. Whether you're entertaining guests or enjoying quiet time, this home is perfect for those seeking both comfort and a serene setting.**

Inclusions: **2 Sheds, Window Coverings, Light Fixtures, Furniture Negotiable**
Property Listed By: **CIR Realty**

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









