



THE
A-TEAM

**RE/MAX
FIRST**

6724 17 Avenue #118, Calgary T2A 0W5

MLS® #: **A2190570**

Area: **Red Carpet**

Listing Date: **01/28/25**

List Price: **\$244,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,079**
Low Sqft:
Ttl Sqft: **1,079**

DOM

2

Layout

Beds: **3 (3)**
Baths: **2.0 (2 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: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat:

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`9" x 11`0"	4pc Ensuite bath	Main	8`8" x 5`0"
Pantry	Main	1`10" x 1`10"	Laundry	Main	5`10" x 8`6"
Furnace/Utility Room	Main	2`9" x 2`0"	Kitchen	Main	85`6" x 12`5"
Dining Room	Main	7`1" x 11`4"	Living Room	Main	14`9" x 14`10"
Entrance	Main	5`6" x 9`5"	Bedroom	Main	9`0" x 7`10"
4pc Bathroom	Main	9`0" x 5`0"	Bedroom	Main	12`2" x 9`2"
Walk-In Closet	Main	4`7" x 10`1"			

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **PRIDE OF OWNERSHIP!! MOVE IN AND DO NOTHING!! New Heat Tape, and insulated 2022, New Furnace 2022, New Central Air Conditioner 2022, Hot Water Tank 2023, Refrigerator 2024, Stove 2020, Dishwasher 2020, and Microwave Hood Fan 2020. Walking in your will notice this home has been fully drywalled throughout. The tasteful laminate floors flows through the home and welcomes you to your open concept floor plan with vaulted ceilings. The kitchen is bright with skylights and is amazing with lots of cupboards and counter space, pantry, and tasteful stainless appliances. The updated back splash, cupboards, counter tops and coolers will not disappoint. There is also a great size dining area. The living room will fit a sectional and features a large bright window. On one end of the home is your laundry area with door to your back yard and next to your generous primary bedroom. The primary bedroom not disappoint and features a walk in closet and a full 4 piece ensuite. The other end has 2 junior bedrooms with another 4 piece bath. The yard is immaculately kept with lush green grass where you can enjoy your south facing deck on the summer nights. There is a lovely storage Shed to store all your extras. This home is located close to shopping, schools and you can also enjoy Elliston Park and all it has to offer. This home will not disappoint.**

Inclusions:
Property Listed By: **shed
RE/MAX Realty Horizon**

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



Room	Dimensions	Room	Dimensions	Room	Dimensions
Primary Bedroom	12'0" x 11'0"	Ensuite #1	8'0" x 10'0"	Fanny	1'0" x 1'0"
Laundry/Side Entry	5'10" x 8'0"	Mechanical	2'8" x 2'0"	Kitchen	8'0" x 12'3"
Dining	7'1" x 11'0"	Dining	14'0" x 14'0"	Entry	14'0" x 10'0"
Bedroom	9'0" x 10'0"	Bedroom #1	7'0" x 10'0"	Bedroom	11'0" x 10'0"
Walk in Closet	4'7" x 10'1"	Upper Deck	9'11" x 10'1"	Lower Deck	11'0" x 22'4"

Client: Alisa Wurz
January 27, 2025
Job #: 05942











