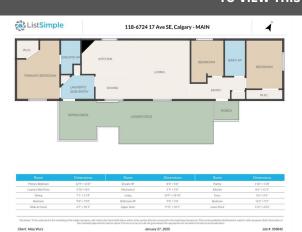


## 6724 17 Avenue #118, Calgary T2A 0W5

MLS®#:	A2190570	Area:	Red Carpet	Listing Date:	01/28/25		List Price:	\$244,900			
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Int Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat:	ation	Mobile Mobile Calgary 2001		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,079 1,079	DOM 2 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3 ) 2.0 (2 0) Single Wide Mobile Home 2
	~	T		Park Feat:		Off Street,I	Parking Pa	ad			
						Utilities a	nd Feature	5			
Roof: Heating: Sewer: Ext Feat:		Asphalt Shingle Forced Air,Natural Gas			Construction: Vinyl Siding,Wood Frame Flooring: Ceramic Tile,Laminate Water Source: Fnd/Bsmt:						
Kitchen Appl Int Feat: Utilities:	:	Central /	Air Conditioner,Dishwa	sher,Dryer,	Electric Sto				her,Window Coverings		
Room		Level		Dimension	<u>s</u>		Room		Level		Dimensions

Room	Level	Dimensions	Room	Level	Dimensions
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:						
Legal Desc.	Remarks						
Pub Rmks: Inclusions: Property Listed By:	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.						



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





