

6724 17 Avenue #118, Calgary T2A0W5

MLS®#: **A2197009** Area: **Red Carpet** Listing Date: **02/25/25** List Price: **\$228,500**
 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
0
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**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Ceramic Tile, Laminat**
 Sewer: Ext Feat: **Private Yard** 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

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

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **PRIDE OF OWNERSHIP!! MOVE IN AND DO NOTHING!! New heat tape and insulation in 2022. New furnace 2022, New central air conditioner 2022, new hot water tank 2023, new refrigerator 2024, new stove 2020, new dishwasher, 2020, new microwave 2020. Walking in you are welcomed by a fully drywalled home throughout. The tasteful flooring flows through the home and leads you to the open concept floor plan with vaulted ceilings. The kitchen is bright with skylights and features lots of cupboard and counter space, pantry, and stainless appliances. The updated back splash, cupboards and counter top colors will not disappoint. there is also a great size dining area. the living room will fit a sectional and features a lovely bright window. On one end of the home is your laundry area with door to your back yard and is conveniently located next to your primary bedroom. This bedroom will not disappoint with a large walk in closet and a full 4 piece ensuite!! The other side of the home has 2 generous junior rooms and another full 4 piece bathroom. The yard is immaculate with lush grass where you can enjoy your south deck on the summer nights. There is a storage shed for all your gardening needs. this home is located close to shopping, schools, and you can also enjoy Elliston Park and all it has to offer including the firework show! This home can also be moved off of the lot with the proper 2 months notice to the park and move it to the property of your dreams.**

Inclusions: **shed**
Property Listed By: **RE/MAX First**

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











ListSimple 118-6724 17 Ave SE, Calgary - MAIN

Room	Dimensions	Room	Dimensions	Room	Dimensions
Primary Bedroom	12'0" x 11'0"	Breakfast Rm	8'0" x 5'0"	Entry	1'0" x 1'0"
Laundry/Storage Entry	5'0" x 8'0"	Kitchen	7'0" x 7'0"	Bedroom	8'0" x 12'0"
Walk-In Closet	7'0" x 11'0"	Dining	10'0" x 10'0"	Bath	5'0" x 9'0"
		Bathroom-4P	9'0" x 5'0"	Bedroom	12'0" x 9'0"
		Upper Deck	9'11" x 10'1"	Lower Deck	11'0" x 23'4"

Disclaimer: This is only for the marketing of the subject property, and only for the client's information. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

Client: Alisa Wurz January 27, 2025 Job #: 059942

