

174, 6724 17 Avenue SE  
Calgary, Alberta

MLS # A2241491



**\$55,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Red Carpet                 |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House  |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide    |               |                   |
| <b>Size:</b>     | 1,212 sq.ft.               | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                |               |                   |
| <b>Lot Size:</b> | -                          |               |                   |
| <b>Lot Feat:</b> | Level, Near Public Transit |               |                   |

|                    |                  |                   |   |
|--------------------|------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding     | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                |                   |   |

**Inclusions:** N/A

Step into possibility in this spacious mobile home offering over 1,200 square feet of functional living space, featuring three bedrooms and two full bathrooms in SunPark Mountview Estates. The primary bedroom includes a walk-in closet and private ensuite, providing a comfortable retreat. A bright and open layout connects the main living areas, while the secondary bedrooms are thoughtfully separated for added privacy. Step outside to enjoy a private deck, a yard with a storage shed, and a convenient parking pad. Ideally situated close to scenic pathways, parks, and public transit, this home offers both value and accessibility.