

\$209,900 - 97, 6724 17 Avenue Se, Calgary

MLS® #A2083523

\$209,900

2 Bedroom, 1.00 Bathroom, 1,004 sqft

Mobile on 0.00 Acres

Red Carpet, Calgary, Alberta

FUNKY, FASHIONABLE & FUNCTIONAL!
Absolutely Stunning! The pictures say it all.
This 1004 sf 2 bed 1 bath affordable home will WOW you! Everything upgraded, reno'd & restored. Starting with the exterior, new siding, insulation, Tyvek wrapped, windows (newer), front exterior door, membrane roof, eavetrough (all 2023), new shed around the back for storage, virtually no stone left unturned & all lines have been changed out to PEX & ducting cleaned (2023). A few steps up to the covered deck has a dedicated entrance direct into the mud room as well as front entry into the home. Drywalled throughout with new insulation to keep down the heating costs, (relevelled 2023 to accommodate drywall) The interior has been painted in modern colours (2023), drywall, knock down ceiling, furnace (2020), Rinaai Tankless Hot Water (2020), new 12mm laminate flooring-DMX Advanced vapor barrier underlay throughout (mold, moisture & sound barrier) will increase floor temperature by 12 degrees. New lighting throughout with ceiling fan in living room & all new baseboards & casing. The kitchen is truly a Chef's kitchen with upgraded appliances and tons of cabinets & counterspace. A separate side pantry is beside the hall closet. Stainless fridge-plumbed for water & ice (2023 with extended warranty), dishwasher (2023), OTR microwave, vented outside (2023), convection stove (2020), high end laminate counters, Blanco composite double sink w/ Pfister faucet & shaker style cabinets. Eating bar seats 3



comfortably. Living room has big windows letting in the natural light, window coverings (2023), wall unit TV/stand, dining area & front hall closet. The primary bedroom is big & can easily accommodate a king size bed, walk in closet area, custom wall panels, cheater door to the main bathroom, the 5pce bathroom has soaker tub (2023), vanity with double sinks (2023), comfort height toilet (2023) and water resistant floor laminate tiles. The second bedroom is huge and can easily fit 2 beds & has wall to wall closet. The mud room is large & has same flooring & underlay as the rest of home, peg board for keeping everything neat & tidy & still tons of room for storage. Side by side front parking fits a truck and good sized SUV. Large deck, big yard (size rivals some new communities) & around the corner in back is shed for all your storage needs. RV parking on site for a nominal fee. This home is ideal for those who DON'T want "shared walls"™, assigned parking but want their own backyard, front of home parking. Lease fee of \$830 includes water, sewer, snow & garbage removal, common area maintenance and onsite management & recycling. Mountview is a non-rental park-all homes are owner occupied. Easthills shopping, theatres, COSTCO are close by & as are bus routes to downtown. Schools & amenities all close by with Elliston Park across the street for walking, biking & big play park for kids. Nothing to do but move right in. Come and have a look at this home in its prime location, you won't be disappointed!

Built in 1978

Essential Information

MLS® #	A2083523
Price	\$209,900
Sold Price	\$182,500

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,004
Acres	0.00
Year Built	1978
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	97, 6724 17 Avenue Se
Subdivision	Red Carpet
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0W5

Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Exterior

Roof	Membrane
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	September 29th, 2023
Date Sold	November 15th, 2023
Days on Market	47

HOA Fees 0.00

Listing Details

Listing Office THE REAL ESTATE COMPANY

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