



GRASSROOTS
REALTY GROUP

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134, 6724 17 Avenue SE
Calgary, Alberta

MLS # A2306144



\$99,900

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	921 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, High Efficiency, Electric, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Composite Siding, See Remarks, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: 2 Garden Sheds

Why rent when you can own? Own this with just 5% down, and payments less than renting including lot lease. This very affordable 3-bedroom opportunity and beautifully updated home offers monthly ownership costs comparable to — or lower than — many Calgary rental properties. Perfect for first-time buyers, downsizers, or anyone looking for budget-friendly home ownership without sacrificing space and comfort. Welcome to an incredible opportunity to own an affordable and beautifully updated home in a convenient Calgary location. This move-in-ready property offers warmth, comfort, and practical everyday living with thoughtful renovations already completed for you. Inside, you'll immediately notice the bright open living space, updated laminate flooring, and inviting atmosphere created by large windows and warm finishes throughout. The cozy pellet stove adds charm and comfort during the winter months, while the rebuilt entrance deck creates the perfect outdoor space for summer BBQs, morning coffee, or relaxing evenings. Extensive upgrades include Hardyboard siding, triple-pane windows, updated doors, roof resealing, new gutters, updated taps, electric forced-air heating, on-demand hot water, new skirting, and more. With 3 bedrooms, functional living space, 2 garden sheds, and parking for 2 vehicles, this property offers exceptional value for first-time buyers, downsizers, or anyone seeking an affordable alternative to renting. Conveniently located across from Elliston Park and close to East Hills Shopping, Costco, Stoney Trail, restaurants, transit, and major amenities. Pride of ownership is evident throughout. You need to see this Exceptional value under \$100,000! This is an outstanding alternative to Calgary's rising rental market. Enjoy the benefits of ownership, stability, and privacy at a monthly cost often lower than renting a

comparable 2 or 3-bedroom home.