



GRASSROOTS
REALTY GROUP

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162, 6724 17 Avenue SE
Calgary, Alberta

MLS # A2312116



\$125,000

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Park Model		
Size:	953 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: All Window Coverings

Welcome to #162 6724 17 Avenue SE, a 1978 Crestwood conveniently located in Mountview Mobile Home Park. Close to amenities such as shopping and bus routes, and is across the street from Elliston Community Park. Featuring 3 bedrooms, a 4-Pc Bathroom, 4 Appliances, an enclosed Porch/Solarium, and an attached Storage Room with extra storage closets, this mobile home is move-in ready! This well-maintained mobile home comes with lots of Natural Light, sits on a spacious lot, and offers numerous updates throughout: New Hot Water Tank (2024), New Furnace (2025), New Water Shut-Off Valves (2024), Yard & Tree Pruning (2025), and Roof Shingles that are fairly recent. Newer vinyl windows and siding ensure comfort all year round. The entrance will lead you to the enclosed, glassed-in Solarium, ideal for getting away from weather conditions. Outdoors, you'll find a fully Fenced Yard with 2-Car Parking, in addition to a Metal Shed in the back. A fantastic opportunity for comfortable and low-maintenance living! Asking price is \$130,000. Call to view this unit before it is too late!!!