

68, 9090 24 Street SE  
Calgary, Alberta

MLS # A2177212



**\$130,000**

<b>Division:</b>	Riverbend		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Affordable Fixer-Upper in South Hill Mobile Home Park This 2-bedroom, 1-bathroom mobile home in South Hill Mobile Home Park offers incredible potential for the right buyer! Nestled in a prime location just down the hill from the new train route and conveniently close to major routes including Stoney Trail, Glenmore Trail, Deerfoot Trail, and 52nd Ave. Ideal for commuters and those who value easy access to shopping, parks, and more. This units' features are 2 bedrooms and 1 bathroom New roof (installed June 2024) , New hot water tank (installed October 2022) Requires some renovations, allowing you to customize and build equity. Proximity to public transit and new train route for easy commuting, Easy access to major roads, making it a great location for work and recreation, Minutes from nearby shopping, parks, and community amenities. This mobile home is perfect for buyers looking to create a home with their personal touch. With some renovations, this could be a fantastic place to call home or a savvy investment! Don't miss this opportunity in South Hill.