

14, 6724 17 Avenue SE  
Calgary, Alberta

MLS # A2186603



**\$189,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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:** 2 Sheds, Window Coverings, Light Fixtures, Furniture

Charming 3-Bedroom bright and airy home features a private south facing yard, open floor plan, 3 spacious bedrooms and 2 full bathrooms offering comfort and convenience. This home comes partially furnished and creates a welcoming atmosphere with plenty of natural light streaming through 3 large skylights. The spacious kitchen with a sunny breakfast nook is perfect for cooking and gathering. The large primary bedroom features a wall of closets and full private ensuite bathroom. Enjoy peaceful mornings or relax in the tranquil backyard, where you'll find an apple tree and plenty of garden space with a beautiful Lilac tree to complete the front of the home. There is also a full sized parking pad for added convenience. Located next to Elliston Park, you'll have easy access to green spaces, walking paths, and outdoor activities. Easy access to shopping, public transport and stoney trail. Whether you're entertaining guests or enjoying quiet time, this home is perfect for those seeking both comfort and a serene setting.