

20, 6724 17 Avenue SE  
Calgary, Alberta

MLS # A2157353



## \$89,000

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	937 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Storage		

**Inclusions:** Wood burning stove

Looking for a project to make your own? This Dutch Villa mobile home is a fantastic blank canvas awaiting your personal touch. Whether you're a first-time buyer looking to customize your space or an investor seeking a great opportunity, this home offers endless potential. Located in a well-established community just minutes from East Hills Shopping Centre, you'll enjoy easy access to a range of amenities, including Costco, Walmart, a cinema, and more. With quick access to Stoney Trail, commuting across Calgary is a breeze, and downtown is just a 15-minute drive away. Plus, outdoor enthusiasts will appreciate being close to Elliston Park & Lake for recreation. Inside, the home offers a practical layout that can be reimagined to suit your needs. The enclosed front porch leads into the main living spaces, where you'll find a double sink in the kitchen and plenty of storage for all your cooking essentials. The adjacent dining area flows into a spacious living room filled with natural light from large east-facing windows, offering great potential to create a cozy and inviting environment. The home currently features two bedrooms, including a primary bedroom with a large closet and a second bedroom that offers flexibility—whether you'd prefer to leave it open as a large space or convert it into two rooms, as it includes two entry points and dual closets. You'll also find a family room addition complete with a wood-burning fireplace, adding character and extra living space. This area connects to a mudroom with additional storage and provides access to the front porch. The 4-piece bathroom includes practical storage options, while the in-hallway washer and dryer add convenience to your daily routine. Outside, the fenced yard offers privacy and space to create your own outdoor space. Two storage sheds provide ample room for tools, gear, and seasonal items, and the home

features two dedicated parking spaces right out front for easy access. This property offers an affordable opportunity to create something truly special, all while enjoying a location that's hard to beat. If you're ready to bring your own style and vision to a home, book a showing today to explore the possibilities.