



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

56, 6724 17 Avenue SE  
Calgary, Alberta

MLS # A2254946



**\$129,900**

Division:	Red Carpet		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

**Inclusions:** Shed 7' 5" x 7' 5" Shed 7' 9" x 9' 8"

Absolute must see before you buy. Built in 1997, very well designed and well maintained 1200 sq.ft. family home, bright open floor plan with vaulted ceilings, 3-Bedrooms, 2 full bathrooms, includes the ensuite off primary bedroom plus a half bathroom in laundry room by the back door. Large living room and kitchen with a beautiful skylight, plenty of cupboards, counter top space and storage. Vinyl windows, metal doors, screen doors, 2x6 walls, well insulated for lower utility costs. South facing yard for lots of sun. Mountview is a clean well managed MHP, lot fee includes water, sewer, trash pick-up. New hot water tank 2016, new shingles 2017, furnace blower motor 2022, carpet 2020, new hot water tank lines 2024, new washer & dryer, furnace checked fine by ATCO 2025. Great location close to Eliston Park, bus rapid transit to downtown Calgary, Stoney Trail ring road, East Hills shopping centre with Costco, Walmart, Cineplex Cinema, all amenities. Two parking stalls and lots of street parking very close. Quick possession available, well priced to sell, call today to view before it's gone.