



**GRASSROOTS**  
REALTY GROUP

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14, 6724 17 Avenue SE  
Calgary, Alberta

MLS # A2207088



**\$179,900**

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

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

Inclusions: N/A

Charming 3-Bedroom bright and airy home features a private south facing yard, open floor plan, 3 spacious bedrooms and 2 full bathrooms. This home 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.