



THE
A-TEAM

**RE/MAX
FIRST**

1101 84 Street #518, Calgary T2A7X2

MLS® #: **A2113817**

Area: **Abbeydale**

Listing Date: **03/11/24**

List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,189**
Low Sqft:
Ttl Sqft: **1,189**

DOM

69

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Access:

Lot Feat:

Park Feat:

Driveway, Parking Pad, Tandem

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat:

Construction:
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer**
Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`10" x 13`4"	Living Room	Main	14`10" x 14`0"
Foyer	Main	9`2" x 5`4"	Laundry	Main	9`10" x 6`6"
Bedroom - Primary	Main	14`10" x 11`10"	Bedroom	Main	9`4" x 8`0"
Bedroom	Main	14`10" x 9`10"	4pc Ensuite bath	Main	9`4" x 5`0"
4pc Bathroom	Main	9`2" x 5`0"			

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: ****Exquisite Mobile Home Living in Chateau Estates** Welcome to your dream abode in Chateau Estates! This exceptional property spanning 76ft x 16ft has undergone a series of substantial upgrades over the last 3 to 5 years, promising a contemporary and comfortable living experience. **Impeccable Upgrades for Modern Living** Discover meticulous attention to detail throughout, featuring a new furnace, air conditioner, water tank, windows, doors, bathroom cabinets, roof, siding, and various updates in flooring and kitchen appliances. These upgrades harmoniously combine style and functionality, ensuring a home that caters to your every need. **Outdoor Retreat** Indulge in the convenience of a low-maintenance, sun-drenched south-facing yard and patio, ideal for outdoor relaxation and entertainment. A generously sized storage shed offers ample room for all your storage requirements. **Tranquil Community Living** Experience serenity within a peaceful neighborhood surrounded by considerate neighbors and a tranquil environment. Monthly fees cover an array of services, from garbage and recycling to compost, snow removal, and water, granting you more time to revel in your home and less time on maintenance. **Exclusive Amenities, Convenient Offerings** As a resident of Chateau Estates, relish exclusive access to the community center, where various amenities and social activities await. Additionally, the property provides RV parking availability, catering to the needs of recreational vehicle enthusiasts. **Your Exceptional Opportunity Awaits** Don't miss out on this meticulously upgraded mobile home in Chateau Estates. Revel in the blend of comfort, convenience, and community living offered by this remarkable property.**

Inclusions: **N/A**

Property Listed By: **The Real Estate District**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









