



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1101 84 Street #722, Calgary T2Z 7X2**

MLS® #: **A2150322**

Area: **Abbeydale**

Listing Date: **07/17/24**

List Price: **\$262,000**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 17-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **1996**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,130**  
Low Sqft:  
Ttl Sqft: **1,130**

DOM

**61**  
Layout  
Beds: **3 (3)**  
Baths: **2.0 (2 0)**  
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Driveway, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat:

Construction:  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**  
Int Feat:  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 14`7"
Laundry	Main	15`1" x 7`11"
Bedroom	Main	9`6" x 11`5"
4pc Ensuite bath	Main	8`7" x 5`1"
Foyer	Main	5`3" x 11`6"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`1" x 11`11"
Bedroom - Primary	Main	15`0" x 11`1"
Bedroom	Main	9`6" x 7`8"
4pc Bathroom	Suite	5`0" x 8`0"

Legal/Tax/Financial

Title:  
Legal Desc:

Zoning:

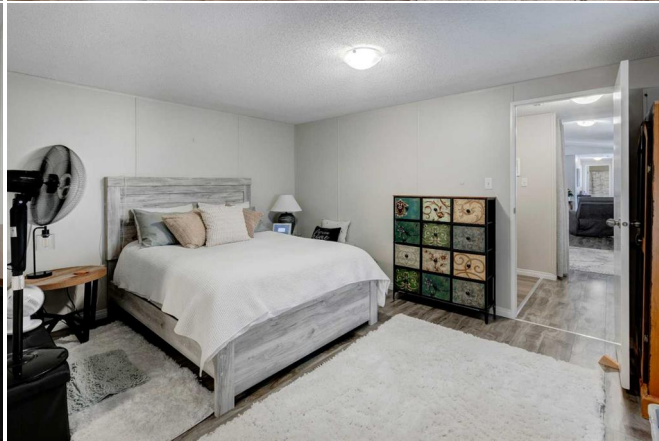
Remarks

Pub Rmks: **\*\*NEW PRICE REDUCTION...READY FOR OFFERS\*\*** Looking for move in ready home that is “show home” decorated & upgraded on one level & affords you a large, quiet, cul de sac location...then you've found your new home! Perfect for the budget conscious (a lease fee of \$615.00 that won't break the bank, no age restrictions & rentals allowed) & most importantly for those who don't want “SHARED WALLS”. Once you walk in no one will believe it's a mobile home! Situated in a cul de sac with a big deck. Love gardening? Enough room at the back of the home for a good-sized garden. Everything has been completely renovated starting (2022), stainless appliances, fridge with water & ice, microwave, hood fan, new wide plank flooring, lighting, fans, backsplash, countertops throughout, island with new 'LIVE EDGE' top, new electrical panel, soft water filtration, 2 brand new portable air conditioners, new washer & dryer (2024) & all window coverings. This 3 bedroom 2 bath home has vaulted ceilings, large primary bedroom with walk in closet, ensuite and is situated at the far end of the home. The living room is bright and airy with lots of natural light. The kitchen is a chef's delight with stainless appliances, big island that seats 3 & still room for a kitchen table. The other 2 bedrooms & bathroom are at the other end of the home so perfect for teens, roomates etc. The laundry is its own room (not in the hallway) & is oversized with new washer & dryer, cupboards above and a freestanding storage cupboard. Also included is a second small freezer perfect for those Costco runs. The deck accommodates patio set, BBQ, chairs & comes with the privacy screen. The yard is completely fenced and is big enough for kids/pets to run around. This almost 1200 sf home rivals any other residential bungalow but at a fraction of the cost. Lease fee of \$615 includes water, sewer, snow removal, common area maintenance, garbage pick-up & use of the club facilities. Minutes to Easthills shopping & more. Bus service is in the park as well as school bus service for the little ones. RV storage is on site. For peace of mind, all the big ticket items & aesthetics are done so you can literally move right in! You won't be disappointed!

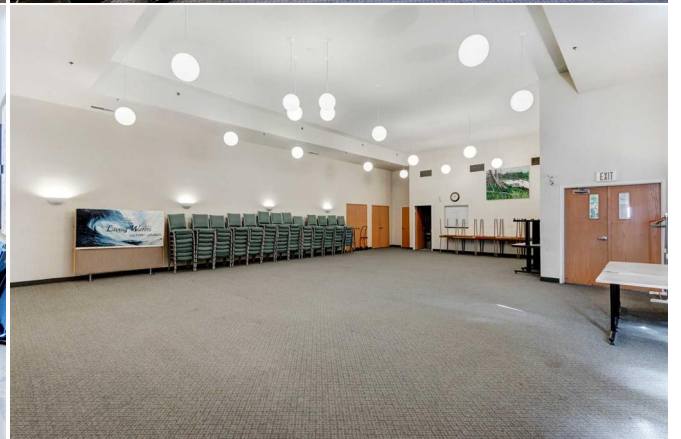
Inclusions:  
Property Listed By: **Cabinet in laundry room, 2 portable air conditioner units, privacy screen on back deck**  
**TREC The Real Estate Company**

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





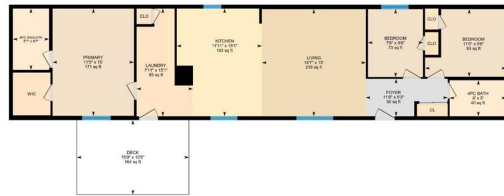






**722-1101 84 St NE, Calgary, AB**

Main Floor Exterior Area 1120.00 sq ft  
Interior Area 1027.00 sq ft



PREPARED: 2024/01/17



While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.