1101 84 Street #552, Calgary T2A 7X2

MLS®#:	**A2177559**	Area:	**Abbeydale**	Listing Date:	**11/08/24**	List Price:	**$245,000**
Status:	**Active**	County:	**Calgary**	Change:	**-$10k, 10-Nov**	Association:	**Fort McMurray**

General Information
Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1983**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,092**
Low Sqft:
Ttl Sqft: **1,092**

DOM
12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Lawn,No Neighbours Behind,Landscaped,Underground Sprinklers**
Park Feat: **Driveway,Front Drive,Guest,Off Street,Parking Pad,Paved,Tandem**

Utilities and Features

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

Construction:
Vinyl Siding
Flooring:
Vinyl
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Dishwasher,Microwave,Refrigerator,Window Coverings**
Int Feat: **Open Floorplan,Pantry,Sauna,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	**Main**	**4`10" x 8`2"**	**4pc Ensuite bath**	**Main**	**10`8" x 5`0"**
Bedroom	**Main**	**9`11" x 12`0"**	**Dining Room**	**Main**	**7`8" x 15`4"**
Kitchen	**Main**	**7`9" x 14`11"**	**Laundry**	**Main**	**9`4" x 5`1"**
Living Room	**Main**	**15`5" x 14`10"**	**Bedroom - Primary**	**Main**	**15`5" x 11`7"**

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

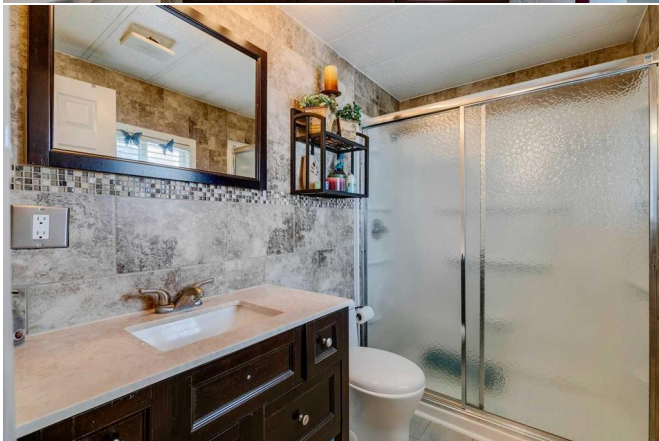|	
Pub Rmks:	**Welcome to this beautifully maintained and updated mobile home, situated on rented land with the bonus of an ultra-low lot lease fee of just $615/month, covering water, sewer, garbage, snow removal, and maintenance of the clubhouse with amenities. This property offers a private backyard retreat that is fully fenced (back fence updated about 3 years ago), complete with an apple tree and two sheds for additional storage. With no back neighbours, enjoy the peace and tranquility of your outdoor space, perfect for relaxing or entertaining. The driveway accommodates parking for two vehicles, and a spacious covered porch provides an inviting space to enjoy nearly year-round outdoor living. Step inside to find a thoughtfully updated interior featuring freshly painted walls and new baseboards (October 2024), as well as luxury vinyl flooring throughout. The updated kitchen is equipped with all new stainless steel appliances installed in April 2024 and includes a large walk-in pantry, ideal for storage and organization, with laundry. The home boasts 2 generously sized bedrooms, strategically placed at opposite ends for privacy. The primary bedroom offers a walk-in closet and a stylish and updated ensuite bathroom with a tiled tub/shower combo and dual sinks. The secondary bedroom is conveniently located next to a large guest bathroom (also updated with a huge shower), perfect for family or visitors. Located directly across from guest parking, this home is also just steps away from Cobs Adventure Park, where you can enjoy unique attractions like kangaroo encounters. Residents benefit from exclusive access to the park's clubhouse, featuring amenities such as a hot tub, sauna, gym, children's playground, change rooms, games room with a lending library, and a party room that accommodates up to 100 guests complete with a kitchen. With updates, space, and unbeatable amenities, this property is a rare find that perfectly combines comfort and convenience at an affordable price. Don't miss out on making this gem your own! Additional features: Half of the belly bag was recently replaced. Irrigation system for back lawn and front flower beds is included, as well as the outdoor solar panel lights. Furnace is approximately 10 years old. Windows and siding (both vinyl) have been updated.**
Inclusions:	**fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, 2 garden sheds, irrigation system in front flower beds & back lawn, outdoor solar lights, lamp post on front lawn**
Property Listed By:	**RE/MAX First**

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

552-1101 84 St NE, Calgary, AB

Main Floor   Exterior Area 1092.50 sq ft
              Interior Area 1036.60 sq ft