



THE
A-TEAM

**RE/MAX
FIRST**

1104 84 Street #57, Calgary T2A 7X2

MLS® #: **A2180242**

Area: **Abbeydale**

Listing Date: **11/20/24**

List Price: **\$112,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Asphalt, Parking Pad

Utilities and Features

DOM

112
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **2**
Garage Sz:

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

Construction: **Metal Siding**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14` 4" x 13` 6"
Bedroom	Main	11` 9" x 13` 5"
Bedroom	Main	6` 5" x 10` 0"

Room	Level	Dimensions
Kitchen	Main	9` 0" x 13` 6"
Bedroom	Main	7` 11" x 10` 0"
4pc Bathroom	Main	6` 8" x 7` 5"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **This modest 770 square foot Safeway Manufactured home offers a practical layout with 3 bedrooms and 1 bathroom. The interior showcases extensive wood**

paneling, particularly in the bedrooms, creating a warm, rustic ambiance. Carpeted floors and ceiling fans are present throughout. The bathroom features a bathtub and vanity with ample storage. The kitchen, while compact, includes white appliances and cabinetry. A covered porch area provides additional outdoor living space. The primary bedroom, measuring 160 square feet, offers built-in storage solutions. Despite its compact size, the home includes essential spaces like a laundry area in the hallway, maximizing functionality within its limited square footage. And to top it all off, this park has a community centre with games room, party room, gym, sauna and hot tub as well as RV parking onsite. The transit bus runs through the park, as does the school bus. This convenient lifestyle living is perfect for those who are downsizing or just starting out. The best part, taxes of just under \$360/yr and a lease fee of \$615 that won't break the bank. Minutes to East Hills Shopping District with Costco, Walmart, major banks, restaurants, movie theatre, and that's just the start. With new housing prices in the area well above \$600,000 this truly is the best bang for your buck!

Inclusions:

N/A

Property Listed By:

CIR Realty

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





