

1104 84 Street #57, Calgary T2A 7X2

A2180242 Listing 11/20/24 List Price: **\$122,000** MLS®#: Area: **Abbeydale** 

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:

**General Information** 

Mobile Prop Type: Sub Type: Mobile City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Access:

770

Calgary Finished Floor Area 1972 Abv Saft:

> Low Sqft: Ttl Sqft: 770

3 (3) Beds: 1.0 (1 0) Baths:

**Single Wide Mobile** Style:

Home

**Parking** 

DOM

Layout

31

Ttl Park: 2

Garage Sz:

Lot Feat:

Park Feat: Asphalt, Parking Pad

**Utilities and Features** 

Roof: Metal Construction:

Forced Air, Natural Gas Heating: **Metal Siding** 

Flooring: Ext Feat: Carpet, Tile Water Source: Fnd/Bsmt: Piling(s)

Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Ceiling Fan(s)

Int Feat: Utilities:

Kitchen Appl:

Sewer:

**Room Information** 

<u>Room</u> Level **Dimensions** Room <u>Level</u> **Dimensions Living Room** Main 14`4" x 13`6" Kitchen Main 9`0" x 13`6" **Bedroom** Main 11`9" x 13`5" **Bedroom** Main 7`11" x 10`0" **Bedroom** Main 6`5" x 10`0" 4pc Bathroom Main 6`8" x 7`5"

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

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 utility room and 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

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