



THE
A-TEAM

**RE/MAX
FIRST**

1101 84 Street #302, Calgary T2A 7X2

MLS® #: **A2180808**

Area: **Abbeydale**

Listing Date: **11/22/24**

List Price: **\$239,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,210**
Low Sqft:
Ttl Sqft: **1,210**

DOM

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street, Parking Pad, Paved**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**

Int Feat:

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 14`9"	Dining Room	Main	9`8" x 7`6"
Kitchen	Main	15`0" x 7`3"	Pantry	Main	4`0" x 3`2"
Bedroom - Primary	Main	14`9" x 12`0"	4pc Ensuite bath	Main	8`4" x 5`0"
Bedroom	Main	8`2" x 7`3"	Bedroom	Main	14`9" x 9`5"
4pc Bathroom	Main	9`3" x 5`3"	Foyer	Main	13`8" x 5`2"
Laundry	Main	8`0" x 7`3"			

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks: **Charming 2004 Mobile Home in Chateau Estates! Discover your dream home in the highly sought-after Chateau Estates community! This beautifully designed mobile home, built in 2004, boasts 1,210 sq. ft. of open living space, making it perfect for families and anyone who loves to entertain. Key Features: Open Concept Living: Enjoy spacious living areas with vaulted ceilings and abundant natural light, creating a warm and inviting atmosphere. Gourmet Kitchen: The large kitchen features a bright skylight, perfect for culinary enthusiasts, with plenty of counter space and modern amenities. Comfortable Bedrooms: This home includes 3 generously sized bedrooms, including a spacious primary suite equipped with a walk-in closet and a luxurious 4-piece ensuite bathroom. Modern Upgrades: Freshly painted in contemporary grey tones with newer vinyl plank flooring throughout, this home is move-in ready. A new furnace and hot water tank were installed in 2023, ensuring comfort and efficiency. Community Amenities: Located just steps away from the Clubhouse, you'll enjoy access to fantastic amenities, including a gym, sauna, jacuzzi tub, games room, and more! Additional features of the park include RV storage, a playground, and a beautiful water area. Convenient Living: The reasonable park fee of \$620/month includes water, sewer, garbage, snow removal, and access to all Clubhouse facilities. Outside, you will find an 8x8 ft storage shed, a welcoming front entrance deck, and a large raised deck off the back door for your outdoor enjoyment. Quick possession is possible, making this the perfect opportunity for you to settle in before the new season. Don't miss your chance to own this wonderful home in Chateau Estates—schedule a showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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









302, 1101 84 STREET NE
REG. SALES/RENTAL (STANDARD) - 0.000000
MAIN LEVEL (A0) - 1,210.73 Sq Ft, 112.48 m2
TOTAL ABOVE GRADE FLOOR SIZE -
1,210.73 Sq Ft / 112.48 m2

