



THE
A-TEAM

**RE/MAX
FIRST**

1101 84 Street #911, Calgary T2A 7X2

MLS® #: **A2193845**

Area: **NONE**

Listing **02/13/25**

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

Status: **Active**

County: **Calgary**

Date:
Change: **-\$8k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,121**
Low Sqft:
Ttl Sqft: **1,121**

DOM

58
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parking Pad**

Utilities and Features

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

Construction:
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat:
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9'3" x 4'11"
Bedroom	Main	9'3" x 7'11"
Foyer	Main	5'4" x 9'1"
Laundry	Main	9'10" x 6'4"
Bedroom - Primary	Main	14'11" x 11'9"

Room	Level	Dimensions
4pc Ensuite bath	Main	9'4" x 4'11"
Bedroom	Main	14'11" x 9'10"
Kitchen	Main	14'11" x 12'10"
Living Room	Main	14'11" x 15'11"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **THIS IS IT! Welcome to Chateau Estates Mobile Park, a vibrant and friendly community where convenience meets comfort! This well-maintained 3-bedroom, 2-bathroom home offers 1,121 sqft of bright and inviting living space. Inside, you'll appreciate the vaulted ceilings that enhance the open feel, while the kitchen's skylight floods the space with natural light. The spacious master suite can easily accommodate a king-size bed and features a 4-piece ensuite and a walk-in closet for added convenience. Step outside to enjoy your private 450 sqft deck, built on concrete footings, making it a sturdy and spacious spot for summer barbecues, gardening, or simply unwinding. The exterior walls are 2x6 construction, adding extra insulation and durability. A storage shed/workshop provides additional space for your tools and hobbies, and your dedicated parking spot ensures easy access. This home has been well cared for, with a roof installed in approximately 2015 and a furnace that is only about 6 years old, giving you peace of mind on two of the biggest home expenses. Living here comes with great perks, including full access to the clubhouse amenities, such as a fitness center, games room, kitchen, sauna, and hot tub. The lease fee of \$620 covers water, sewer, garbage pickup, snow removal, landscaping, and common area maintenance, making life that much easier. With no age restrictions and rental opportunities, this home is ideal for homeowners and investors alike. The community is well-connected with transit options, including bus service within the park and school bus service for the kids. Plus, you're just minutes from Stoney Trail, making access to anywhere in Calgary a breeze! Also nearby is East Hills Shopping Centre, Costco, Walmart, and a movie theatre. Don't miss your chance to own a spacious home with a great yard and no shared walls in a fantastic community!**

Inclusions: **Shed (backyard)**
Property Listed By: **MaxWell Capital Realty**

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







