



THE
A-TEAM

**RE/MAX
FIRST**

1101 84 Street #416, Calgary T2Y7X2

MLS® #: **A2195998** Area: **Abbeydale** Listing Date: **02/22/25** List Price: **\$299,800**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1990**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,070**
Low Sqft:
Ttl Sqft: **1,070**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title:
Legal Desc: Zoning:

Remarks

Pub Rmks: *****OPEN HOUSE SUNDAY, FEB. 23 FROM 1:00 - 4:30*** Wow! You have got to see this beauty! I know it's said all the time but you truly have to see this home. Its filled with lots of natural light and waiting for a new family to call it home. The pictures say it all for the aesthetics and now the best part is all the upgrades. Starting with brand new furnace, heat tape, Poly B removed (no issues with insurance companies) & new Pex lines installed throughout. New exterior door, front**

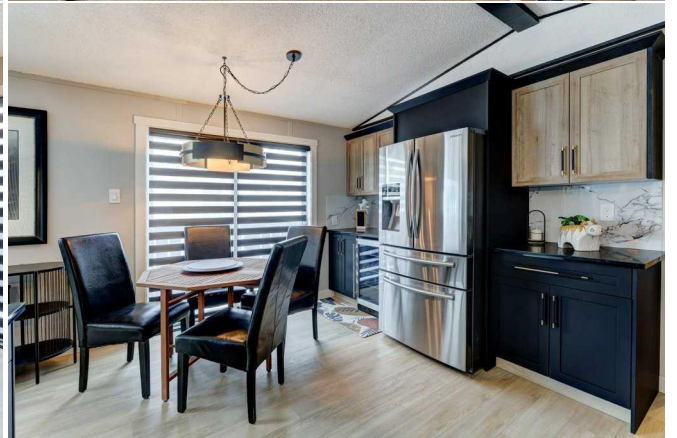
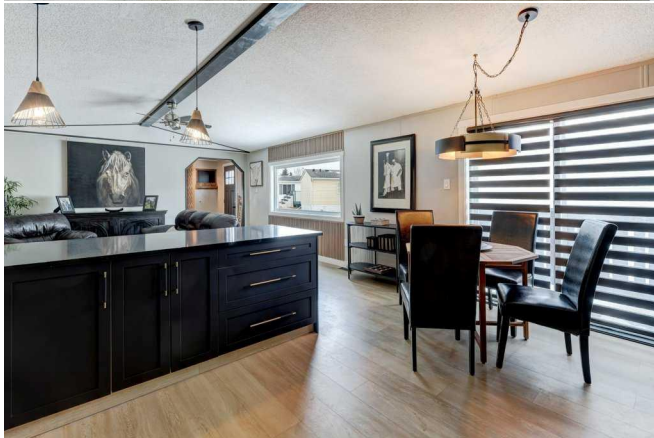
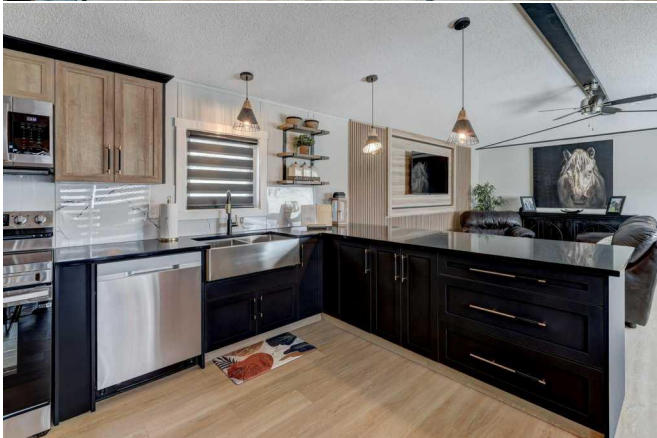
deck and the covered overhang helps to keep off the snow/rain. Brand new custom designed CHEF's kitchen & it truly feels like one with tons of cupboard space, pot drawers, all cabinets are soft close, stainless appliances with the fridge plumbed with water and ice, the following brand new appliances - beverage/bar fridge, stove (convection), dishwasher & OTR microwave (vented outside). The QUARTZ countertops are stunning with a 9' eating bar, (all bar stools included), gorgeous backsplash, coffee/bar station & custom feature wall in both living room & primary bedrooms (brand new TV's included). And luxury vinyl 7" plank flooring throughout. This flooring is not only easy to clean but is virtually indestructible and waterproof. New lighting, casing & baseboards. and all window coverings included. Primary bedroom easily fits a king bed and the ensuite has double sinks, new comfort height toilet & oversize shower with large shower head. The other 2 bedrooms are at the end of the home (perfect for room mate/teen situation) and has own 4 pce bath with new soaker tub, comfort height toilet and oversized shower head as well. Off of the kitchen are sliding doors to the wrap around deck leading to the back yard. The back deck is plenty big with enough space for the BBQ, outdoor furniture and still room to move around. The backyard is huge and fully fenced. This yard would rival many yards in the newer communities and is also private with no neighbours behind you. Tons of room for the kids and/or Fido to run around and play. The shed is a good size for storage. Parking is ample and easily fits 2 vehicles. Newer roof & shingles as well. This park has not only Calgary bus service throughout but school bus service as well. Lease of \$630 includes water, sewer, garbage pick-up, snow removal, common area maintenance, use of the Clubhouse, on site RV storage for a nominal fee and is one of the lowest fees in all of Calgary. And, with all the amenities and more to come, this location is a dream for anyone looking for convenience and a feeling of community. With "home" the most important word today, you will be proud to call this one yours.

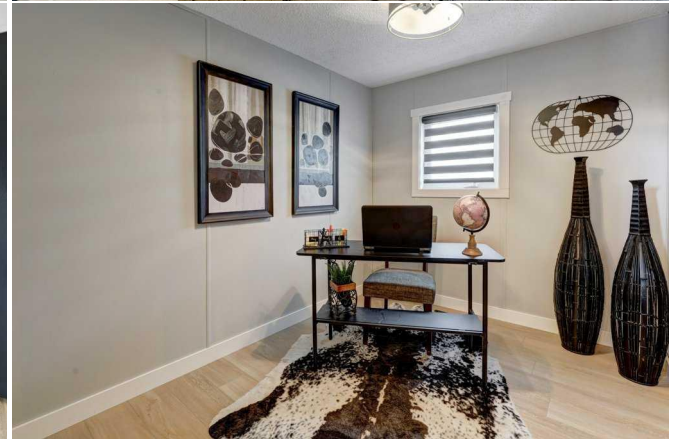
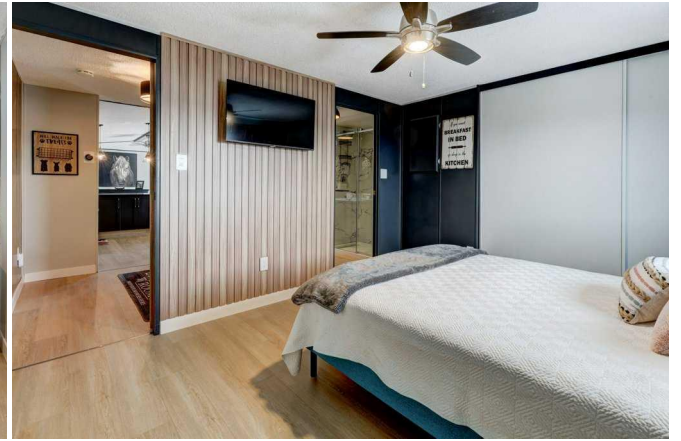
Inclusions:
Property Listed By:

NA
TREC The Real Estate Company

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



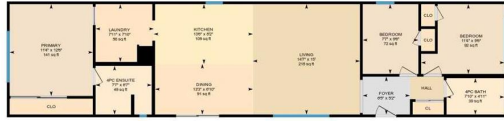






416-1101 84 St NE, Calgary, AB

Main Floor Exterior Area 1070.81 sq ft
Interior Area 1000.75 sq ft



PREPARED: 2025/02/22

While figures are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

