



THE
A-TEAM

**RE/MAX
FIRST**

1101 84 Street #316, Calgary t2a7x2

MLS® #: **A2202588**

Area: **Abbeydale**

Listing Date: **03/14/25**

List Price: **\$169,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,168**
Low Sqft:
Ttl Sqft: **1,168**

DOM

22
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile Home-Single Wide**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Close to Clubhouse,Low Maintenance Landscape Driveway,Off Street

Utilities and Features

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

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

Kitchen Appl: **Built-In Freezer,Electric Stove,ENERGY STAR Qualified Dishwasher,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Quartz Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	7`8" x 13`11"	Covered Porch	Main	6`11" x 19`2"
Walk-In Closet	Main	5`1" x 5`2"	4pc Bathroom	Main	6`5" x 7`7"
Bedroom	Main	7`6" x 15`9"	Walk-In Closet	Main	7`7" x 3`8"
Mud Room	Main	6`3" x 7`8"	Other	Main	2`2" x 2`1"
Bedroom	Main	9`4" x 10`5"	Kitchen With Eating Area	Main	13`0" x 12`8"
Living Room	Main	13`0" x 16`3"	Laundry	Main	7`7" x 11`5"

Other

Main

5`3" x 8`0"

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks: **Welcome to Chateau Estates mobile home park, one of the most desirable and affordable parks in Calgary, featuring this bright and open family friendly 3 bed 1 bath mobile home. As you enter the mobile you will find a covered porch that can be converted to a green-space or an office then you will enter into a separate laundry room. Once in the home you will be greeted with a large open concept living-room with so much natural light, a stunning island and a brand new kitchen with beautiful quartz and new appliances. Down the hall you will find 3 bedrooms and a bathroom with a new vanity. The home has several updates such as new light fixtures, new windows, fresh paint and much more! This home is a must see!! lot rent only \$630 a month it includes water, sewage and garbage, access to the club house and hot tub/ gym. Book your showing today!**

Inclusions:

sheds in yard

Property Listed By:

RE/MAX Complete Realty

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







