



GRASSROOTS
REALTY GROUP

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300, 1101 84 Street NE
Calgary, Alberta

MLS # A2312490



\$239,900

Division:	Abbeydale		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: N/A

Affordable, Funky, Fabulous and waiting for a new owner. Current owner is only the second owner and it shows. Pride of ownership throughout! This 3 bed/2bath home is 1220 Sf of gorgeous. Sitting on a corner lot, this home offers parking for 2 vehicles with easy access in and out. Perfect for the budget conscious (a lease fee that won't break the bank, no age restrictions & rentals allowed) & most importantly for those who don't want "SHARED WALLS". This single wide mobile rivals any condo but without the numerous restrictions. No one will believe it's a mobile home! Large open concept living room is huge with lots of room for big comfy furniture. The renovated kitchen has a skylight allowing tons of sunlight making it feel open, airy, and bright. The dining area is spacious allowing a table big enough for those large gatherings & special occasions. Tons of custom cabinet space… no shortage of storage…that’s for sure. Fresh paint done in modern colours with new flooring in the bathrooms, laundry room and front entrance. Newer roof (2022), Hot water tank (2022), Fencing (2025) around the yard is perfect for the kids/pets and both front and back decks have been done as well. The primary is huge, easily fits a king bed, walk in closet & generous size ensuite. The other two bedrooms at the end of the home are a good size as well. A second 4 pce bath is adjacent to these two bedrooms. Perfect layout for teens or a room-mate situation. Lease fee of \$635 (yes, that is the lease fee and the lowest in the city that has a Club House) includes water, sewer, snow removal, common area maintenance, garbage pick-up & use of the club facilities. City bus service is in the park as well as school bus service. RV storage is on site so nice and close. For peace of mind, most of the big-ticket items & aesthetics are done

so you can literally move right in! Minutes to East Hills shopping, Costco, Walmart, Theatres & Stoney Trail to name a few. Don't hesitate to view this home…you won't be disappointed!