



GRASSROOTS
REALTY GROUP

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64, 1101 84 Street NE
Calgary, Alberta

MLS # A2334772



\$289,999

Division:	Abbeydale		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,183 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: n/a

SUNSHINE, PRIVACY AND RESORT-STYLE AMENITIES—ALL FOR UNDER \$300,000 Welcome to a detached manufactured home offering something difficult to find at this price: no shared walls, a private south-facing backyard, no rear neighbours, and access to outstanding community amenities. The backyard faces south and backs directly onto green space, creating a bright and private setting for relaxing, gardening, entertaining, or enjoying time outdoors. Families will appreciate the community park, while dog owners and outdoor enthusiasts can explore the walking paths surrounding the neighbourhood. Inside, vaulted ceilings and a brand-new skylight create an airy, light-filled atmosphere. Valuable updates include a brand-new roof, brand-new hot water tank, complete removal and replacement of the Poly-B plumbing, new front fencing, new blackout curtains in the primary bedroom, and filtered drinking water in the kitchen. The monthly community fee includes water with no separate bill, same-day snow plowing, and access to a recreation centre featuring an indoor swimming pool, hot tub, sauna, gym, and games room. Two dedicated parking stalls and ample free visitor parking add even more convenience. East Hills is only minutes away for shopping, groceries, restaurants, entertainment, and everyday essentials. Thanks to the improved Memorial Drive connection (opening in 2028) downtown Calgary will be closer than ever, approximately 15 minutes away! This is more than an affordable home—it’s a lifestyle built around privacy, convenience, recreation, and community.