

**57, 1104 84 Street NE**  
**Calgary, Alberta**

**MLS # A2180242**



**\$112,000**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** Metal

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** Metal Siding

**Zoning:** -

**Foundation:** Piling(s)

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** N/A

This modest 770 square foot Safeway Manufactured home offers a practical layout with 3 bedrooms and 1 bathroom. The interior showcases extensive wood paneling, particularly in the bedrooms, creating a warm, rustic ambiance. Carpeted floors and ceiling fans are present throughout. The bathroom features a bathtub and vanity with ample storage. The kitchen, while compact, includes white appliances and cabinetry. A covered porch area provides additional outdoor living space. The primary bedroom, measuring 160 square feet, offers built-in storage solutions. Despite its compact size, the home includes essential spaces like a laundry area in the hallway, maximizing functionality within its limited square footage. And to top it all off, this park has a community centre with games room, party room, gym, sauna and hot tub as well as RV parking onsite. The transit bus runs through the park, as does the school bus. This convenient lifestyle living is perfect for those who are downsizing or just starting out. The best part, taxes of just under \$360/yr and a lease fee of \$615 that won't break the bank. Minutes to East Hills Shopping District with Costco, Walmart, major banks, restaurants, movie theatre, and that's just the start. With new housing prices in the area well above \$600,000 this truly is the best bang for your buck!