

**302, 1101 84 Street NE**  
**Calgary, Alberta**

**MLS # A2180808**



**\$229,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** N/A

Charming 2004 Mobile Home in Chateau Estates! Discover your dream home in the highly sought-after Chateau Estates community! This beautifully designed mobile home, built in 2004, boasts 1,210 sq. ft. of open living space, making it perfect for families and anyone who loves to entertain. Key Features: Open Concept Living: Enjoy spacious living areas with vaulted ceilings and abundant natural light, creating a warm and inviting atmosphere. Gourmet Kitchen: The large kitchen features a bright skylight, perfect for culinary enthusiasts, with plenty of counter space and modern amenities. Comfortable Bedrooms: This home includes 3 generously sized bedrooms, including a spacious primary suite equipped with a walk-in closet and a luxurious 4-piece ensuite bathroom. Modern Upgrades: Freshly painted in contemporary grey tones with newer vinyl plank flooring throughout, this home is move-in ready. A newer furnace and central air conditioning, ensuring comfort and efficiency. Community Amenities: Located just steps away from the Clubhouse, you'll enjoy access to fantastic amenities, including a gym, sauna, jacuzzi tub, games room, and more! Additional features of the park include RV storage, a playground, and a beautiful water area. Convenient Living: The reasonable park fee of \$620/month includes water, sewer, garbage, snow removal, and access to all Clubhouse facilities. Outside, you will find an 8x8 ft storage shed, a welcoming front entrance deck, and a large raised deck off the back door for your outdoor enjoyment. Quick possession is possible, making this the perfect opportunity for you to settle in before the new season. Don't miss your chance to own this wonderful home in Chateau Estates—schedule a showing today! Newly installed heat tape on the sewer line with a 2 year guarantee and they usually last for 10 years!