

911, 1101 84 Street NE  
Calgary, Alberta

MLS # A2193845



**\$247,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Shed (backyard)

THIS IS IT! Welcome to Chateau Estates Mobile Park, a vibrant and friendly community where convenience meets comfort! This well-maintained 3-bedroom, 2-bathroom home offers 1,121 sqft of bright and inviting living space. Inside, you'll appreciate the vaulted ceilings that enhance the open feel, while the kitchen's skylight floods the space with natural light. The spacious master suite can easily accommodate a king-size bed and features a 4-piece ensuite and a walk-in closet for added convenience. Step outside to enjoy your private 450 sqft deck, built on concrete footings, making it a sturdy and spacious spot for summer barbecues, gardening, or simply unwinding. The exterior walls are 2x6 construction, adding extra insulation and durability. A storage shed/workshop provides additional space for your tools and hobbies, and your dedicated parking spot ensures easy access. This home has been well cared for, with a roof installed in approximately 2015 and a furnace that is only about 6 years old, giving you peace of mind on two of the biggest home expenses. Living here comes with great perks, including full access to the clubhouse amenities, such as a fitness center, games room, kitchen, sauna, and hot tub. The lease fee of \$620 covers water, sewer, garbage pickup, snow removal, landscaping, and common area maintenance, making life that much easier. With no age restrictions and rental opportunities, this home is ideal for homeowners and investors alike. The community is well-connected with transit options, including bus service within the park and school bus service for the kids. Plus, you're just minutes from Stoney Trail, making access to anywhere in Calgary a breeze! Also nearby is East Hills Shopping Centre, Costco, Walmart, and a movie theatre. Don't miss your chance to own a spacious home with a great yard and no shared walls in

a fantastic community!