



**GRASSROOTS**  
REALTY GROUP

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804, 1101 84 Street NE  
Calgary, Alberta

MLS # A2239136



**\$200,000**

Division:	Abbeydale		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,203 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Garden, Gazebo, Lawn, Rectangular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Vinyl Windows		

**Inclusions:** Gazebo, existing light fixtures,

This well-maintained 3-bedroom, 2-bathroom home offers both space and comfort in one of Calgary's most convenient manufactured home communities. Built in 2000 and thoughtfully updated over the past five years, it's ideal for first-time buyers, downsizers, or anyone looking for budget-friendly living without sacrificing style. Step into the bright and open kitchen, dining, and living space — all under vaulted ceilings with skylights that flood the home with natural light (no leaks here!). The large primary bedroom includes a full ensuite, while two additional bedrooms and a renovated main bath offer room for family, guests, or hobbies. Recent updates include flooring, fresh paint, a new washer (2023), furnace (2022), hot water tank (2019), dishwasher, and that refreshed main bath. The roof is original (also no history of leaks) and the price reflects that, offering a great opportunity to build equity over time. Outside enjoy a large deck with gazebo, fully fenced yard, and space for pets, play, or gardening. The laundry/mudroom conveniently located right off the deck makes day-to-day life that much easier. Chateau Estates is close to East Hills shopping, Stoney Trail, and offers a strong sense of community.