



GRASSROOTS
REALTY GROUP

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117, 1101 84 Street NE
Calgary, Alberta

MLS # A2251842



\$169,500

Division:	Abbeydale		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,125 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: NA

Charming three-bedroom home on a private corner lot in Chateau Estates! Backing onto green space with access to a park and clubhouse, this property offers the perfect mix of comfort, privacy, and convenience. A spacious covered front porch welcomes you home, perfect for entertaining guests or relaxing outdoors. Inside, the bright and inviting floor plan features a sun-filled kitchen with a large south-facing window, creating a warm, cheerful atmosphere for everyday living. The adjoining living room is highlighted by a beautiful bay window and opens to a sunken flex space, ideal for a home office, gym, or additional lounge area. This home includes three bedrooms and a four-piece bathroom, providing plenty of space for family or guests. Additional highlights include central A/C and off-street parking for two vehicles. Residents of Chateau Estates enjoy access to a clubhouse offering a fitness center, sauna, locker rooms, pool, games area, and meeting rooms, enhancing everyday lifestyle convenience. The location is unbeatable, just minutes from shopping, dining, and with easy access to Stoney Trail and Highway 1 for a quick commute anywhere in the city. With reasonable lot fees and a well-managed park, this is an outstanding opportunity to own a home in a welcoming, community-oriented setting.