



GRASSROOTS
REALTY GROUP

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117, 1101 84 Street NE
Calgary, Alberta

MLS # A2251842



\$175,000

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

Three-bedroom home on a corner lot backing green space! Welcome to this charming home in the highly desirable Chateau Estates. Perfectly situated on a private end-unit corner lot backing directly onto greenspace that leads to a park and the community clubhouse, this property blends comfort, privacy, and convenience. A spacious covered porch greets you at the entrance, ideal for entertaining guests or enjoying quiet evenings outdoors. Inside, you will find a bright and inviting floor plan. The kitchen is filled with natural light from a large south-facing window, creating a warm and cheerful atmosphere for everyday living. The adjacent living room is accented by a beautiful bay window and offers access to a sunken flex space, which is perfect for a home office, gym area, or an extension of the living room. The home features 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. Chateau Estates offers residents a clubhouse with a fitness center, sauna, locker rooms, pool, games area, and meeting rooms, adding exceptional lifestyle value. The location is unbeatable, just minutes from shopping and dining with easy access to Stoney Trail and Highway 1 for a quick commute anywhere in the city. With reasonable lot fees in a well-managed park, this is an outstanding opportunity to own a home in a welcoming, community-focused setting. Do not miss your chance, book your private showing today!