



**GRASSROOTS**  
REALTY GROUP

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438, 1101 84 Street NE  
Calgary, Alberta

MLS # A2252463



**\$223,900**

Division:	Abbeydale		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	917 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Two (2) Portable Air Conditioner Units, Closet Wardrobe in 2nd Bedroom, Storage Shed

\*\*\* OPEN HOUSE: Saturday, Aug. 30th + Sunday, Aug. 31st -- 1:00pm to 3:00pm \*\*\* Welcome to this BEAUTIFULLY RENOVATED 2-Bedroom, 1-Bathroom Mobile Home nestled in the Friendly, Family-Oriented Community of Chateau Estates Park. WONDERFULLY MAINTAINED and MOVE-IN READY, this Charming Home offers MODERN UPDATES and a Warm, Inviting Atmosphere that's ideal for Families, Couples, or Retirees looking for COMFORTABLE, AFFORDABLE LIVING. Step inside to Discover a Fresh, Contemporary Interior accentuated by NEW TRIPLE-PANE WINDOWS (installed October 2024) providing Excellent Insulation and Energy Efficiency, along with ALL NEW VINYL PLANK FLOORING throughout, complemented by NEW BASEBOARDS, TRIM, and NEW INTERIOR DOORS. The home features a BRIGHT, SPACIOUS LAYOUT including a STYLISH KITCHEN with NEW COUNTERTOPS, NEW FUNCTIONAL KITCHEN ISLAND, and a Selection of BRAND-NEW APPLIANCES &mdash; Fridge, Stove, and Dishwasher (February 2025) &mdash; making meal prep a breeze. The NEWER WASHER AND DRYER (just 3 Years Old) also offer Added Convenience for daily life. REST EASY with PEACE OF MIND knowing these KEY UPDATES have been RECENTLY COMPLETED: NEW FURNACE (September 2024), NEW HOT WATER TANK (April 2024), NEW GUTTERS and DOWNSPOUTS (June 2024), and the ROOF is only 8 Years Old &mdash; adding to the home's Durability and Low-Maintenance Living. The FENCED YARD is perfect for Outdoor Activities, Gardening, or letting pets ENJOY PRIVACY AND SECURITY. Chateau Estates Park also offers a FANTASTIC CLUBHOUSE where Residents can benefit from the FITNESS CENTRE, INDOOR SPA/HOT TUB and SAUNA, GAMES ROOM, and a

SIZEABLE EVENTS/MEETING ROOM with Kitchen that can be booked by Residents for Social/Recreational Occasions or Gatherings fostering a true sense of community. The Lease Fee of \$615/month (one of the Lowest in The City) includes Water, Sewer, Snow Removal, Common Area Maintenance, Garbage Pick-Up, and Access to the Multiple Clubhouse Amenities. This INCREDIBLE OPPORTUNITY IS YOURS to Own a FULLY UPDATED, DETACHED HOME in the Highly Desired and Well-Managed Community of Chateau Estates Park -- With EASY ACCESS TO MAJOR ROADWAYS such as Stoney Trail, Trans-Canada Highway, and Minutes Away from the Many Restaurants, Shops/Services, Grocery (Costco), and Cineplex Movie Theatre in the Nearby East Hills Shopping Centre. \*\*\* Whether you're Downsizing, Starting Fresh, OR seeking a Cozy Retreat... Come EXPERIENCE THIS GORGEOUS GEM in Chateau Estates and Schedule Your Private Showing Today! \*\*\*