



**GRASSROOTS**  
REALTY GROUP

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**316, 1101 84 Street NE**  
**Calgary, Alberta**

**MLS # A2202588**



**\$169,999**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Quartz Counters, Vinyl Windows		

**Inclusions:** sheds in yard

Welcome to Chateau Estates mobile home park, one of the most desirable and affordable parks in Calgary, featuring this bright and open family friendly 3 bed 1 bath mobile home. As you enter the mobile you will find a covered porch that can be converted to a green-space or an office then you will enter into a separate laundry room. Once in the home you will be greeted with a large open concept living-room with so much natural light, a stunning island and a brand new kitchen with beautiful quartz and new appliances. Down the hall you will find 3 bedrooms and a bathroom with a new vanity. The home has several updates such as new light fixtures, new windows, fresh paint and much more! This home is a must see!! lot rent only \$630 a month it includes water, sewage and garbage, access to the club house and hot tub/ gym. Book your showing today!