

# \$299,800 - 416, 1101 84 Street Ne, Calgary

MLS® #A2195998

**\$299,800**

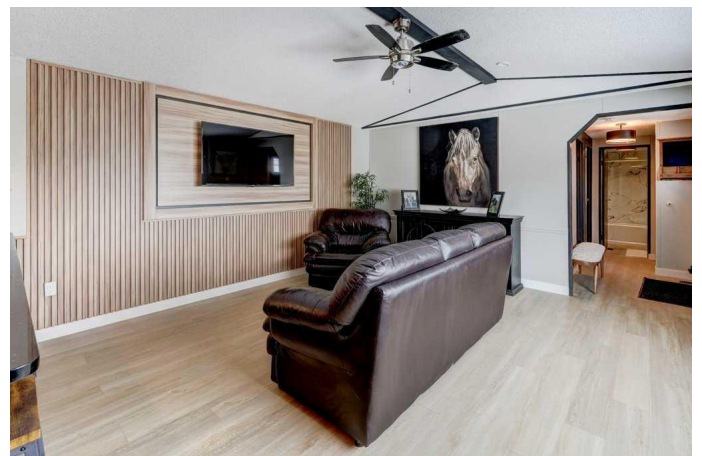
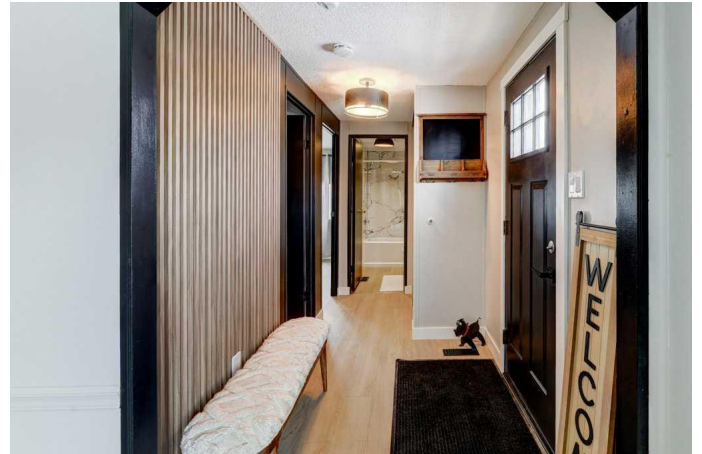
3 Bedroom, 2.00 Bathroom, 1,070 sqft

Mobile on 0.00 Acres

Abbeydale, Calgary, Alberta

Wow! You have got to see this beauty! I know it's said all the time but you truly have to see this home. Its filled with lots of natural light and waiting for a new family. And for those who don't want 'shared walls', but a big backyard and your own driveway then this is the one for you.

The pictures say it all for the aesthetics and now the best part is all the upgrades. Starting with brand new furnace, heat tape, Poly B removed (no issues with insurance companies) & new Pex lines installed throughout. New exterior door, front deck and the covered overhang helps to keep off the snow/rain. Brand new custom designed CHEF's kitchen & it truly feels like one with tons of cupboard space, pot drawers, all cabinets are soft close, stainless appliances with the fridge plumbed with water and ice, the following brand new appliances - beverage/bar fridge, stove (convection), dishwasher & OTR microwave (vented outside). The QUARTZ countertops are stunning with a 9' eating bar, (all bar stools included), gorgeous backsplash, coffee/bar station & custom feature wall in both living room & primary bedrooms (brand new TV's -55" in living room & 40" in primary included). Luxury vinyl 7" plank flooring throughout. This flooring is not only easy to clean but is virtually indestructible and waterproof. New lighting, casing & baseboards. and all window coverings included. Primary bedroom easily fits a king bed and the ensuite has double sinks, new



comfort height toilet & oversize shower with large shower head. The other 2 bedrooms are at the end of the home (perfect for room mate/teen situation) and has own 4 pce bath with new soaker tub, comfort height toilet and oversized shower head as well.

Off of the kitchen are sliding doors to the wrap around deck leading to the back yard. The back deck is plenty big with enough space for the BBQ, outdoor furniture and still room to move around. The backyard is huge and fully fenced. This yard would rival many yards in the newer communities and is also private with no neighbours behind you. Tons of room for the kids and/or Fido to run around and play. The shed is a good size for storage. Parking is ample and easily fits 2 vehicles. Newer roof & shingles as well. This park has not only Calgary bus service throughout but school bus service as well. Lease of \$630 includes water, sewer, garbage pick-up, snow removal, common area maintenance, use of the Clubhouse, on site RV storage for a nominal fee and is one of the lowest fees in all of Calgary. And, with all the amenities and more to come, this location is a dream for anyone looking for convenience and a feeling of community. With "home" the most important word today, you will be proud to make this one yours.

Built in 1990

### **Essential Information**

MLS® #	A2195998
Price	\$299,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00

Year Built	1990
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	416, 1101 84 Street Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y7X2

### **Amenities**

Parking Spaces	2
Parking	Driveway, Parking Pad

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air

### **Exterior**

Roof	Asphalt
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 22nd, 2025
Days on Market	20

### **Listing Details**

Listing Office	TREC The Real Estate Company
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