

# \$248,000 - 496, 1101 84 Street Ne, Calgary

MLS® #A2234381

**\$248,000**

3 Bedroom, 2.00 Bathroom, 1,091 sqft

Mobile on 0.00 Acres

Abbeydale, Calgary, Alberta

THIS HOME IS THE BEST VALUE FOR YOUR MONEY!! QUICK POSSESSION AVAILABLE! The most important words in real estate and you are going to love this location. Huge fully fenced yard no neighbours behind you as it backs on to the pond. Big trees give you privacy & this is just the beginning. The stage is set with this location & a one level home that's just shy of 1200sf you are home! what a home it is! This lot & home rivals any bungalow in Calgary.

Welcome to this lovingly maintained home! PRIDE OF OWNERSHIP IS EVERYWHERE. This 3 bedroom 2 bath home has upgrades galore! Luxury vinyl flooring throughout, new modern paint colours make this home bright, open and airy. The living room with its vaulted ceiling opens up to the kitchen & both speak for themselves. Kitchen has stainless appliances, newer counter top, dble wide skylight, tons of counter space, custom inserts for pots and pans and this becomes the dream kitchen. Primary bedroom is at one end of the home with upgraded ensuite and the other two bedrooms are at the other end of the home with a 4pce bath to share. Perfect for teens, guests or roommates. Separate laundry room is large which allows for extra storage. This park has no age restriction. And, the icing on the cake is the lease fee of only \$630.00 per month.



Now for the best part...UPGRADES \*\*2024\*\* ,  
EXTERIOR: BOTH ENTRY DOORS,  
COVERED ENTRY PORCH, COVERED  
DECK, ASPHALT DRIVEWAY, OUTDOOR  
SENSOR LIGHTS, SOME NEW SKIRTING  
WITH NEW FRAMING AND INSULATION,  
INTERIOR: NEW PAINT (CEILING, WALLS &  
CUPBOARDS), COUNTERTOPS, LUXURY  
VINYL FLOORING, NEW LIGHT SWITCHES  
& PLUGS, CEILING FANS (LIVING ROOM &  
PRIMARY BEDROOM), CEILING LIGHT, HOT  
WATER TANK, FURNACE, CURTAINS IN  
LIVING, DINING AND PRIMARY  
BEDROOMS, TOP DOWN BOTTOM UP  
BLINDS (KITCHEN, DINING ROOM &  
PRIMARY BEDROOM), NEW SOAKER TUB  
IN PRIMARY ENSUITE, MAIN BATH TUB  
REFINISHED BY ALLWEST REFINISHING.  
\*\*2020\*\* STAINLESS STOVE, FRIDGE &  
DISHWASHER \*\*2019\*\* WASHER/DRYER  
AND ROOF. SO NICE TO HAVE ALL THE  
BIG TICKET ITEMS DONE FOR YOU.

This yard would rival many yards in the newer  
communities and did I mention is also private  
with no neighbours behind you. Tons of room  
for the kids and/or pets to run around and play.  
The covered deck offers you the privacy and  
comfort to sit and enjoy your morning coffee  
and the sun or do some bird watching. For the  
garden enthusiast, Seller is leaving the garden  
boxes. The shed is oversized for storage.  
Parking is ample and easily fits 2 vehicles.  
Chateau Estates 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. Easy access to  
Stony Trail, Deerfoot Trail and easy commute  
to downtown. And, with all the amenities and  
more to come, this location is a dream for  
anyone looking for convenience and a feeling

of community. SELLER MOTIVATED!

Built in 1998

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2234381                |
| Price          | \$248,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,091                   |
| Acres          | 0.00                    |
| Year Built     | 1998                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 496, 1101 84 Street Ne |
| Subdivision | Abbeydale              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A7X2                 |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|            |  |
|------------|--|
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating    | Forced Air   |

**Exterior**

|      |         |
|------|---------|
| Roof | Asphalt |
|------|---------|

**Additional Information**

Date Listed June 27th, 2025

Days on Market 70

## **Listing Details**

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.