

# \$300,000 - 55, 1101 84 Street Ne, Calgary

MLS® #A2207026

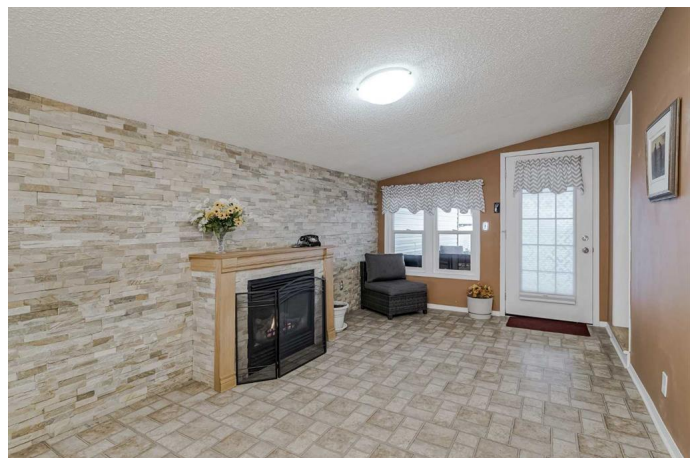
**\$300,000**

3 Bedroom, 2.00 Bathroom, 1,389 sqft  
Mobile on 0.00 Acres

Abbeydale, Calgary, Alberta

Immaculate 3-bedroom, 2-bath home—one of the most beautiful mobile homes inside and out—offering privacy and tranquility. From the moment you step inside, you'll be wowed by the exceptional care, upkeep, and pristine condition of this cozy, well-maintained home. The upgraded kitchen is a chef's dream, featuring quartz countertops that extend to a wraparound eating bar (with three included bar stools), under-cabinet lighting, ample cabinetry, a walk-in pantry, skylight, a spacious dining area perfect for Sunday dinners, and all upgraded appliances. The living room boasts a gas fireplace with a custom stone surround, large windows that flood the space with natural light, and modern paint colors complemented by upgraded lighting. An additional den features a second gas fireplace and provides direct access to the back deck. The spacious primary bedroom easily accommodates a king-size bed and offers a walk-in closet and an ensuite with a jetted tub, updated countertops, and backsplash. The two additional bedrooms are located at the opposite end of the home and share a 4-piece bathroom with a vessel sink, updated countertops, and backsplash. Modern, easy-to-maintain flooring runs throughout. The laundry room, conveniently located off the kitchen, adds to the home's functional design.

Outdoor living is maintenance-free, with artificial grass in both the front and back yards, vinyl fencing, vented skirting, two heat tapes,



and a pristinely maintained underbelly. Exterior features include upgraded lighting, a paved laneway with a carport that fits two large vehicles, and stunning stone accents. The fully covered back deck, complete with a stacked stone feature wall, skylight, no-maintenance decking, and a dedicated BBQ gas line, is perfect for entertaining. A few steps down leads to a private gazebo area, surrounded by vinyl privacy screens and accented greenery for a serene outdoor retreat. Adjacent to the gazebo, a large workshop/storage space offers endless possibilities. This home is truly turn-key, offering all the upgrades and features expected in a 1,389 sq. ft. residential home at a fraction of the price. The lease fee of \$615 (the lowest in the city for a community with a clubhouse) includes water, sewer, snow removal, common area maintenance, garbage pickup, and access to clubhouse amenities, including a hot tub, exercise room, party and games room with a pool table, and washrooms. Visitor parking is conveniently located just steps away. PRIDE OF OWNERSHIP IS EVIDENT THROUGHOUT!

Built in 2002

### **Essential Information**

MLS® #	A2207026
Price	\$300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,389
Acres	0.00
Year Built	2002
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

## Community Information

Address	55, 1101 84 Street Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X2

## Amenities

Parking Spaces	2
Parking	Tandem, Attached Carport

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Den, Electric, Family Room, Gas, Great Room, Mantle

## Exterior

Exterior Features	BBQ gas line, Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	8

## Listing Details

Listing Office	eXp Realty
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