

# \$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        | Attached Carport, Tandem |

## 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        | Electric, Family Room, Gas, Mantle, Den, Great Room  |

## 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 | 1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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