

\$264,900 - 710, 1101 84 Street Ne, Calgary

MLS® #A2132880

\$264,900

3 Bedroom, 2.00 Bathroom, 1,200 sqft
Mobile on 0.00 Acres

Abbeydale, Calgary, Alberta

****OPEN HOUSE SUNDAY, MAY 19, 2:00-4:00 pm ** THIS HOME IS PRICED TO SELL!**
AWESOME LOCATION on this air-conditioned home with 1200 sf on ONE level & affords you large private & quiet location, partially fenced with only one neighbour beside you & truly move in ready with nothing at all to do but enjoy. If this is what you've been looking for then you have just found your new home!
Perfect for the budget conscious and those who don't want 'shared walls'. This home is the last home on a cul de sac, good size lot, large mature Evergreen trees face the home & is nature's way of giving you privacy. Large yard has huge custom workshop that is 11 x 9.5 wired and insulated, 2nd shed for storage is 10 x 10 and is wired as well, both built in 2017 with Permits! It also has a covered area for outdoor furniture and still room for small garden. The minute you walk into this home, you can see the PRIDE OF OWNERSHIP! The living room is large with a gas fireplace, tons of natural light from the oversize window and the kitchen is a chef's delight with newer appliances, good size island, skylight that brings in more natural light, dining area that fits table for 6, built in china cabinet and a computer/work-station tucked around the corner & that's just the start. The primary bedroom is big with a large closet and 4 pce ensuite. Two good size bedrooms are at the other end of the home with a full 4 pce bath. The upgrades that have been done include in 2017: HWT, toilets, medicine cabinets, shutoff



valves in kitchen and bathroom sinks. 2018: front steps replaced, flooring replaced in living room and 3 bedrooms & new baseboards. 2019: stove, fridge and freezer replaced, roof seal done, gutter screens installed. 2020: driveway repaved, landing and railing replaced on back steps. 2021: interior of home repainted, air conditioner installed (with permits) & shutters installed on 4 windows. 2022: OTR microwave installed & new dishwasher installed. Lease fee of \$630 includes water, sewer, snow removal, common area maintenance, garbage pick-up, landscaping & full use of the club facilities. Minutes to East Hills shopping, Costco, Walmart, Theatres & Stoney Trail to name a few. Bus service is in the park as well as school bus service. RV storage is available on site so it's nice and close to home. When home is the most important word these days, you will certainly be proud to call this one yours! I know it's said all the time but you've got to see this beautiful home!

Built in 1999

Essential Information

MLS® #	A2132880
Price	\$264,900
Sold Price	\$266,400
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1999
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	710, 1101 84 Street Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X2

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Exterior

Roof	Asphalt
------	---------

Additional Information

Date Listed	May 17th, 2024
Date Sold	June 8th, 2024
Days on Market	22
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.