

# \$245,000 - 313, 1101 84 Ne, Calgary

MLS® #A2214278

**\$245,000**

3 Bedroom, 2.00 Bathroom, 1,423 sqft

Mobile on 0.00 Acres

Abbeydale, Calgary, Alberta

**\*\* Substantial Price Drop 08-09-2025 \*\***

Recent updates include gleaming grey vinyl plank flooring, new carpet, freshly painted, and Poly B has been updated to PEX. Addition is waiting for your final touch great space for storage, food pantry, games room, or office!

Welcome

to this well maintained mobile in the sought-after community of Chateau Estates, Offering over 1,400 square feet of beautifully designed living space, featuring 3 generously sized bedrooms, 5 piece ensuite, additional 4pc bathroom, with spacious and sun-filled living room boasting new laminate flooring, and a bright, open kitchen with abundant cabinetry and counter space – perfect for both daily living, cooking and entertaining.

The thoughtful floor plan offers optimal privacy with the primary suite set apart from the additional bedrooms. Retreat to your luxurious primary bedroom with gleaming hardwood floors complete with a spa-inspired 5-piece ensuite featuring a jetted tub and ample storage – a true adult sanctuary.

Enjoy effortless outdoor living with a private patio space ideal for relaxing or hosting guests. A large storage shed provides plenty of room for your seasonal items and tools. Unfinished addition adds optional storage and rear access to secluded patio.



This lot is perfectly positioned beside a scenic walking path and mere steps away from the neighborhood park and playground – An ideal setting for families nestled in a peaceful and well-kept community, you’ll love the tranquility and neighborly charm Chateau Estates is known for. A relatively low pad fee in comparison to other mobile parks \$620 Per/Month includes garbage, recycling, compost, snow removal, and water, with no property tax – allowing you to enjoy an affordable stress-free lifestyle. As a resident, you’ll also have exclusive access to the community center, offering a variety of amenities and engaging social events. For outdoor enthusiasts, RV parking is available within the community.

Don’t miss this opportunity to own a pristine and move-in ready home in one of the area’s desirable communities. Schedule your private tour today with your favorite Realtor and experience the exceptional lifestyle that awaits at Chateau Estates.

Built in 1995

**Essential Information**

MLS® #	A2214278
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,423
Acres	0.00
Year Built	1995
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	313, 1101 84 Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7X2

## Amenities

Parking Spaces	2
Parking	Paved, Parking Pad

## Interior

Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Central Air Conditioner, Microwave
Heating	Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Piling(s)

## Additional Information

Date Listed	April 25th, 2025
Days on Market	119

## Listing Details

Listing Office	Initia Real Estate
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