



## 1101 84 Street Calgary Alberta

\$245,000

Welcome to this beautifully maintained and updated mobile home, situated on rented land with the bonus of an ultra-low lot lease fee of just \$615/month, covering water, sewer, garbage, snow removal, and maintenance of the clubhouse with amenities. This property offers a private backyard retreat that is fully fenced (back fence updated about 3 years ago), complete with an apple tree and two sheds for additional storage. With no back neighbours, enjoy the peace and tranquility of your outdoor space, perfect for relaxing or entertaining. The driveway accommodates parking for two vehicles, and a spacious covered porch provides an inviting space to enjoy nearly year-round outdoor living. Step inside to find a thoughtfully updated interior featuring freshly painted walls and new baseboards (October 2024), as well as luxury vinyl flooring throughout. The updated kitchen is equipped with all new stainless steel appliances installed in April 2024 and includes a large walk-in pantry, ideal for storage and organization, with laundry. The home boasts 2 generously sized bedrooms, strategically placed at opposite ends for privacy. The primary bedroom offers a walk-in closet and a stylish and updated ensuite bathroom with a tiled tub/shower combo and dual sinks. The secondary bedroom is conveniently located next to a large guest bathroom (also updated with a huge shower), perfect for family or visitors. Located directly across from guest parking, this home is also just steps away from Cobs Adventure Park, where you can enjoy unique attractions like kangaroo encounters. Residents benefit from exclusive access to the park's clubhouse, featuring amenities such as a hot tub, sauna, gym, children's playground, change rooms, games room with a lending library, and a party room that accommodates up to 100 guests complete with a kitchen. With updates, space, and unbeatable amenities, this...

3pc Bathroom 4.83 Ft x 8.17 Ft

4pc Bathroom 10.67 Ft x 5.00 Ft

Bedroom 9.92 Ft x 12.00 Ft

Dining room 7.67 Ft x 15.33 Ft

Kitchen 7.75 Ft x 14.92 Ft

Laundry room 9.33 Ft x 5.08 Ft

Living room 15.42 Ft x 14.83 Ft

Primary Bedroom 15.42 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<https://linktr.ee/ateamcalgary>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net