



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3223 83 Street #182, Calgary T3B 5N3**

MLS® #: **A2108719**

Area: **Greenwood/Greenbriar**

Listing Date: **03/01/24**

List Price: **\$149,700**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 03-May**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **1971**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,056**  
Low Sqft:  
Ttl Sqft: **1,056**

DOM

**78**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Asphalt, Carport, Driveway, Off Street, Parking Pad, Tandem**

Utilities and Features

Roof: **Metal**  
Heating: **Central, Mid Efficiency, Forced Air, Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Private Yard**

Construction: **Metal Siding , Mixed**  
Flooring: **Laminate**  
Water Source: **Public**  
Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities: **Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 15`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 10`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 8`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>7`7" x 19`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`0" x 10`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`11" x 7`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`7"</b>

Office	Main	9`3" x 8`5"	Legal/Tax/Financial
Title:	Zoning:		
Legal Desc:	Remarks		
Pub Rmks:	<b>OPEN HOUSE SUNDAY MAY 19, 2024 FROM 3:00 PM TILL 4:00 PM. DON'T MISS IT!! IMMEDIATE POSSESSION POSSIBLE at this 3 bedroom home in the family and pet friendly mobile home community known as Greenwood Village. This home comes with south facing open concept living area which provides ample natural lighting. Even though it's an older home, many updates have recently been done. Some updates include; Intertherm furnace new in 2023, 50 gallon commercial grade water heater new in 2024, all electric wiring and sub panel new in 2022, roof resealed in 2022, under belly insulation recently replaced/repared, all heat tapes inspected &amp; replace/repared in 2022, all sewer lines inspected and repaired as needed in 2022, bathroom redone in 2021, all lights are integrated LED or LED bulbs and all but one are new within the last year. So you see, the actual age of this home is a lot newer than from it's original construction. You also get a very secluded back yard with lovely composite deck off the master bedroom through sliding patio doors close to numerous large spruce trees. A detached carport and 2 extra large storage sheds. DON'T MISS OUT. MAKE AN APPOINTMENT TODAY! Fantastic location where most everything is close at hand. Even groceries, bus transit as well as school buses for elementary and secondary schools are just minutes away, and quick &amp; quiet access to the Trans-Canada Highway &amp; new ring road known as Stoney Trail, also getting into the city, and where you and your family needs to go from Greenwood Village. Lot rent at \$1,150 per month includes Water, Sewer, Recycling, Garbage Pickup &amp; Snow Removal and even access to the Clubhouse for your private party and entertainment needs!</b>		
Inclusions:	carport, 2 large storage sheds		
Property Listed By:	RE/MAX Real Estate (Mountain View)		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

























