



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #253, Calgary T3B 5N5

MLS® #: **A2115726**

Area: **Greenwood/Greenbriar**

Listing Date: **03/20/24**

List Price: **\$255,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1975**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,344**
Low Sqft:
Ttl Sqft: **1,344**

DOM

60
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Attached Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Storage**

Construction:
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`1" x 7`9"
Office	Main	10`11" x 11`3"
Bedroom	Main	14`8" x 10`8"
Bedroom	Main	11`2" x 8`2"
4pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`6" x 11`3"
Family Room	Main	11`11" x 11`8"
Bedroom	Main	11`8" x 8`2"
Laundry	Main	7`9" x 4`0"
2pc Ensuite bath	Main	

Title:	Zoning:	Remarks
Legal Desc:		
Pub Rmks:	OPEN HOUSE - Saturday & Sunday April 27 & 28 from noon to 3:00 pm. Nestled near picturesque Bowness Park adjacent to the Calgary Farmers Market, sits a completely custom-renovated double-wide mobile home (1344 ft2) offering a perfect blend of modern luxury and natural serenity. The charming exterior is adorned with board & batten accents, faux dry stack stone, large new windows, and an expansive front porch. There is an attached carport, 8'x8' shed with matching siding and a good-sized fully fenced yard. Step inside and you are immediately struck by the elevated level of finishing and thoughtful interior design. Luxury vinyl flooring throughout the home, ensuite (with comfort height toilets), shiplap feature wall in the dining room & office, and a working vintage gas fireplace. The gourmet kitchen is a chef's dream with two-tone cabinets, moveable island, stainless farm sink with Grohe faucet, custom backsplash, stainless steel appliances, fridge plumbed for water & ice, pot filler and a large corner pantry. There is a barnboard feature wall in the hallway, laundry room with washer/dryer, freezer & second exit with new door. Big ticket items include furnace & stack 2022, HWT 2015, roof 2016, and siding 2022. This is a family-oriented park with RV parking available on-site for a nominal fee. The lease fee includes water, sewer, garbage pickup, snow removal, common maintenance, kids park & clubhouse use. With its prime location near Bowness Park, residents can enjoy outdoor recreational activities including picnicking, boat rentals, skating in the winter and hiking along the tranquil Bow River. This west-central community offers easy access to the recently completed Stoney Trail, 20 minutes to downtown and only 50 minutes to the mountains! Do not miss this opportunity to enjoy the amenities of one of Calgary's most desirable neighborhoods at an affordable price!	
Inclusions:	N/A	
Property Listed By:	RE/MAX Real Estate (Central)	

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









