



THE A-TEAM

RE/MAX FIRST

3223 83 Street #406, Calgary T3B 5P1

MLS® #: A2137473 Area: Greenwood/Greenbriar Listing Date: 06/13/24 List Price: \$135,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Mobile
Sub Type: Mobile
City/Town: Calgary
Year Built: 1977
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 1,030
Low Sqft:
Ttl Sqft: 1,030

DOM 17
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Single Wide Mobile Home
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat:
Park Feat: Off Street, Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat:
Construction:
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Block
Kitchen Appl: Dryer, Electric Stove, Refrigerator, Washer
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Den, and 4pc Bathroom.

Legal/Tax/Financial

Title:
Legal Desc:
Zoning:

Remarks

Pub Rmks: **Nestled in the family-oriented Greenwood Village, this charming 2-bedroom, 1-bathroom home is ready for immediate possession. Residents will enjoy the convenience of RV parking available on-site for a nominal fee. The lease fee is comprehensive, covering water, sewer, garbage pickup, snow removal, common maintenance, as well as access to a kids park and a clubhouse. The prime location is a highlight, situated just steps away from the Calgary Farmers Market and close to Bowness Park. This proximity offers a plethora of outdoor recreational activities, from picnicking and boat rentals to winter skating and hiking along the serene Bow River. The west-central community boasts easy access to the recently completed Stoney Trail, making downtown a mere 20-minute drive and providing effortless routes to the mountains for weekend getaways.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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











