



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #466, Calgary T3B 5P3

MLS® #: **A2155753**

Area: **Greenwood/Greenbriar** Listing Date: **08/06/24**

List Price: **\$140,000**

Status: **Active**

County: **Calgary** Change: **None**

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: **1,320**
Low Sqft:
Ttl Sqft: **1,320**

DOM

44
Layout
Beds: **3 (3)**
Baths: **2.0 (2 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: **Central, Natural Gas**
Sewer:
Ext Feat:

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Linoleum, Vinyl**
Water Source:
Fnd/Bsmt: **Piling(s)**

Kitchen Appl: **Electric Stove, Refrigerator**

Int Feat:

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 13`4"	Kitchen With Eating Area	Main	13`7" x 13`2"
Flex Space	Main	28`5" x 8`2"	Bedroom - Primary	Main	14`6" x 13`4"
4pc Ensuite bath	Main	5`0" x 6`9"	Bedroom	Main	10`0" x 11`0"
Bedroom	Main	10`0" x 11`0"	4pc Bathroom	Main	10`0" x 6`11"
Laundry	Main	5`8" x 8`3"			

Legal/Tax/Financial

Title: Zoning:
Legal Desc:

Remarks

Pub Rmks:

OPEN HOUSE Sunday, Sep 22 1:00 pm to 3:00 pm Large 3 bedroom, 2 bath mobile home in Greenwood Village mobile home park. Featuring a lovely 200 sq ft addition this home is over 1300 sq ft of living space. There have been some updates over the years; new kitchen cabinets, eating bar, newer flooring, and vinyl siding. Freshly painted with neutral white paint, this is your opportunity to move in and make the home yours. The primary bedroom at the front of the home has a large bay window making it a nice bright space and features a 4 piece ensuite. The living room, kitchen and flex space created by the addition makes the main living area very roomy. At the back of the home are two more bedrooms and another 4 piece bath. The front covered deck makes a nice place to enjoy summer days. The roof is 2 years old and hot water tank 4 years old. Lot fee is \$1,150 per month which includes water, sewer, waste and recycling. Pet restrictions are two per home and dogs must be less than 35 lbs when fully grown. Greenwood Village is conveniently located close to the West Farmer's Market, Trinity Hills and Bow River Shopping Centre. The community is easily accessible by transit and there are plenty of walking and bike paths in the area.

Inclusions:

N/A

Property Listed By:

MaxWell Canyon Creek

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





