

3223 83 Street #489, Calgary T3B 5P4

MLS® #: **A2155795** Area: **Greenwood/Greenbriar** Listing Date: **08/08/24** List Price: **\$155,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1991**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,286**
 Low Sqft:
 Ttl Sqft: **1,286**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Asphalt, Driveway, Front Drive, Off Street, On Street, Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Garden, Playground, Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Ceiling Fan(s), French Door, High Ceilings, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`0" x 3`7"	Bedroom	Main	10`10" x 9`5"
Living Room	Main	15`0" x 16`0"	Dining Room	Main	7`10" x 9`0"
Kitchen	Main	7`2" x 14`11"	Pantry	Main	5`9" x 6`5"
Bedroom - Primary	Main	12`6" x 11`4"	4pc Bathroom	Main	8`8" x 6`4"
Laundry	Main	7`7" x 5`8"	Furnace/Utility Room	Main	2`5" x 2`2"
3pc Bathroom	Main	7`6" x 13`3"	Other	Main	13`4" x 10`6"
Other	Main	14`6" x 8`1"	Covered Porch	Main	5`9" x 7`8"
Family Room	Main	9`3" x 20`8"			

Title:	Zoning:	Remarks
Legal Desc:		
Pub Rmks:	OPEN HOUSE SEPTEMBER 21 St ,11am -1PM. Welcome to Greenwood Village, where comfort and convenience come together in this charming 2-bedroom, 2-bathroom, with the addition of a family room, with an attached bathroom (3pc), mobile home. The lot fee's for this unit are \$1150.00/month, includes water, sewer, recycling, garbage. Located in a family-friendly community, this delightful residence is perfect for singles, couples, or small families seeking a cozy and affordable living space. As you step inside, you'll be greeted by a bright and inviting living area, designed for both relaxation and functionality. The open-concept layout seamlessly connects the living room, dining area, and kitchen, making the most of the available space. The kitchen is well-equipped with modern appliances, ample counter space, and plenty of storage, making meal preparation a breeze. The bedroom offers a peaceful retreat, complete with generous closet space and natural light. The well-maintained bathroom features all the essentials you need for your daily routine. One of the standout features of this home is its prime location within Greenwood Village. This family-friendly community is known for its welcoming atmosphere and proximity to a variety of amenities. Just a short distance away is the beautiful Bowness Park, a local favorite for its scenic walking trails, picnic areas, and recreational opportunities. Spend your weekends exploring the park, enjoying picnics by the river, or taking leisurely strolls through the lush green spaces. In addition to its natural beauty, Greenwood Village is conveniently close to shopping and dining options. The new farmers market in Northwest Calgary is just a short walk away, offering fresh, locally-sourced produce and unique artisanal goods. You'll also find grocery stores, retail shops, and restaurants nearby, ensuring that all your daily needs are met with ease. This mobile home also features a welcoming front sun porch, perfect for enjoying your morning coffee or relaxing in the evenings. The community itself offers well-maintained common areas and a friendly neighborhood vibe, making it a wonderful place to call home. Don't miss your opportunity to experience comfortable and affordable living in Greenwood Village. Schedule your showing today and discover all that this charming mobile home and its fantastic location have to offer!	
Inclusions:	N/A	
Property Listed By:	eXp Realty	

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











