



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #422, Calgary T3B 5P2

MLS® #: **A2163962** Area: **Greenwood/Greenbriar** Listing Date: **09/09/24** List Price: **\$159,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,013**
 Low Sqft:
 Ttl Sqft: **1,013**

DOM

10
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: **Asphalt, Driveway, Off Street, On Street, Parking Pad**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Garden, Lighting, Private Yard, Storage**

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

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Laminate Counters, Pantry, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 11`8"	Laundry	Main	6`2" x 7`8"
4pc Bathroom	Main	6`6" x 7`7"	Office	Main	9`9" x 11`7"
Bedroom	Main	7`1" x 15`7"	Furnace/Utility Room	Main	2`2" x 1`10"
Living Room	Main	13`0" x 15`6"	Kitchen With Eating Area	Main	13`0" x 12`1"
Entrance	Main	5`0" x 7`0"	Pantry	Main	2`3" x 1`5"
Other	Main	5`0" x 9`4"	Other	Main	11`7" x 5`8"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **OPEN HOUSE Saturday Sept 14, 2024 11 am - 1 pm. Welcome to this charming and well-maintained 2-bedroom, 1-bathroom mobile home, nestled on a peaceful corner lot in the desirable Greenwood Village community. This older mobile home has been lovingly cared for and offers a bright and welcoming living space, perfect for those seeking comfort and tranquility in a family-friendly neighborhood. Step inside and be greeted by an abundance of natural light streaming through the newer windows, creating a warm and inviting atmosphere. The living space features a thoughtful layout, ideal for both relaxing and entertaining. The kitchen is equipped with brand new appliances, offering a modern touch, and provides ample storage and counter space for all your culinary needs. Both bedrooms are cozy and comfortable, providing plenty of room for relaxation. The well-maintained bathroom serves the home with style and functionality. Recent updates include a new metal roof, new hot water tank, newer furnace, and a new patio door, ensuring that the home is not only charming but also energy-efficient. Outside, you'll find a lovely deck and patio, perfect for enjoying your morning coffee or hosting outdoor gatherings. The drive-through driveway adds extra convenience for parking and accessibility. Located on a quiet street with excellent neighbors, this home offers a peaceful retreat from the hustle and bustle of city life. Greenwood Village is ideally located near shopping, parks, the new farmers market in Northwest Calgary, and Stoney Trail, making commuting and daily errands a breeze. Plus, pet owners will love being steps away from a dog park, perfect for giving your furry friends plenty of space to run and play. Don't miss this rare opportunity to own a well-maintained mobile home with all the modern upgrades you need. Schedule a viewing today and make this delightful property your new home!**

Inclusions: **Lease fee includes, water, sewer, garbage, recycle, green bin, snow removal, playground and park maintenance.**

Property Listed By: **eXp Realty**

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











