



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3223 83 Street #286, Calgary T3B 5N6**

MLS® #: **A2164193**

Area: **Greenwood/Greenbriar** Listing Date: **09/09/24**

List Price: **\$260,000**

Status: **Active**

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

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **0**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,328**  
Low Sqft:  
Ttl Sqft: **1,328**

DOM

**72**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **3**  
Garage Sz:

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

Utilities and Features

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

Construction:  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat:  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>9`1" x 5`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`7" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>19`6" x 9`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>9`10" x 6`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`3" x 2`11"</b>			

Legal/Tax/Financial

Title:  
Legal Desc: Zoning:

Remarks

Pub Rmks: **SELLER IS OFFERING A \$40,000 CASH INCENTIVE TO THE BUYER!!! TO SPEND AS YOU WISH! GET THAT TRUCK, BOOK THAT TRIP.....AMAZING OPPORTUNITY!!!**  
**Welcome to the charming community of Greenwood Village in Greenbriar. This three bedroom mobile home has been almost fully updated and renovated (95 per cent is done) It is located on one of the prime lots in the complex, on the quiet back end facing green space. The home has a lovely curb appeal, with crisp white base and dark trim for a modern but warm look. The entry has a lovely front porch and spacious carport with room for 3 vehicles. Inside you will find everything you need and more! Heading inside, you will be greeted by a dining room perfect for entertaining. Leading into your kitchen you will find a well sized island and lots of cupboard space. Relax in your large living room with windows looking out to the green space. Heading down the hall you will find three bedrooms including a extra large primary suite. The laundry is conveniently located in the third bedroom, and a 3-piece bathroom completes this area of the home. The finishing touch on this home is the large back deck perfect for enjoying your morning coffee or evening wind down. Recent renovations include fresh paint and new laminate flooring. The roof and eaves were replaced in the past year. Inside and outside the home has been upgraded with commercial grade stadium lighting. Underneath the home is new insulation, R20 with 10mm poly vapour barrier. There are two furnaces for your seasonal comfort. This home has it all and the location can't be beat, close to amenities, easy commute via Stoney Trail and minutes from the Farmers market! Pad fee for this amazing location is \$855 monthly. Don't hesitate, call your realtor today and schedule a showing!**

Inclusions: **NA**  
Property Listed By: **RE/MAX Realty Professionals**

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



