



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #406, Calgary T3B 5P1

MLS® #: **A2165207**

Area: **Greenwood/Greenbriar** Listing Date: **09/13/24**

List Price: **\$115,000**

Status: **Active**

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

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **1,030**
Low Sqft:
Ttl Sqft: **1,030**

DOM

6
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Lot Information

Lot Sz Ar:
Lot Shape:

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`5" x 12`11"	Kitchen	Main	12`11" x 11`11"
Bedroom - Primary	Main	10`9" x 10`8"	Bedroom	Main	13`1" x 9`5"
Den	Main	15`11" x 7`4"	Laundry	Main	7`7" x 5`0"
4pc Bathroom	Main				

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











