



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3223 83 Street #7, Calgary T3B 5N7**

MLS® #: **A2165518**

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

List Price: **\$195,000**

Status: **Active**

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

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,216**  
Low Sqft:  
Ttl Sqft: **1,216**

DOM

**6**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Double Wide Mobile Home**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Awning(s)**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Linoleum**  
Water Source:  
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 15`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`10" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`1" x 19`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`7" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 15`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 15`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title:  
Legal Desc:

Zoning:

Remarks

Pub Rmks:

**AFFORDABLE + ACCESSIBLE IN BEAUTIFUL GREENWOOD VILLAGE | This 2011 built, Double Wide, Mobile Home offers 1216 sf of thoughtfully designed living space including 3 well-sized bedrooms and 2 full bathrooms. The vaulted and open plan layout is a dream for the everyday as well as entertaining your friends and family! You will love the spacious and bright kitchen, complete with newer stainless steel appliances, classic cherrywood cabinetry and walk-in pantry storage. The adjacent living and dining spaces are flexible and bright, and showcase the leafy views from the south facing windows. A sense of space and sunlight, rarely found in mobile homes! The convenient laundry is located just off the kitchen, at the back entrance, also home to the mechanicals and utility storage. Quietly tucked away is the large Primary Suite with walk-in closet and luxurious ensuite with jetted tub, separate shower and ample natural light. Bedrooms 2 and 3 share the 2nd bathroom and are located on the other side of the home, making it perfect for extended family, a home office or guests. The newly built wood stairs, accessibility ramp and fenced deck with storage shed and planters are beautifully done and even offer a patch of grass for your canine companion. Greenwood Village is perhaps the prettiest mobile home communities that Calgary has to offer and it is conveniently located near many fabulous amenities (Calgary Farmers Market, Save On, etc) with quick access onto Hwy 1, Stoney Trail and down into Bowness where you can enjoy the natural spaces along the Bow River. Call your Realtor to book your private showing today, as this accessible and affordable home will not last long!**

Inclusions:  
Property Listed By:

**gas furnace, hot water tank, exterior stairs, deck and storage shed  
CIR Realty**

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







