



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #239, Calgary T3B 5N5

MLS® #: **A2171050**

Area: **Greenwood/Greenbriar** Listing Date: **10/17/24**

List Price: **\$192,700**

Status: **Active**

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

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **1,179**
Low Sqft:
Ttl Sqft: **1,179**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Double Wide Mobile Home**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Driveway,Front Drive,Parking Pad,Paved
Utilities and Features

Roof: **Metal**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Lighting,Private Yard,Rain Gutters**

Construction:

Metal Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Piling(s)

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 12`11"	Dining Room	Main	11`2" x 9`6"
Kitchen	Main	12`0" x 16`11"	Bedroom - Primary	Main	13`10" x 11`8"
Bedroom	Main	11`4" x 13`10"	Bedroom	Main	11`3" x 10`8"
4pc Ensuite bath	Main	7`11" x 5`0"	4pc Bathroom	Main	8`0" x 7`6"
Laundry	Main	7`10" x 5`1"			

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks:

There's more than 1100sf of living space in this 3-bedroom, 2-bathroom double-wide manufactured home in popular Greenwood Village. It features a bright, spacious living room, dining area and kitchen with new laminate flooring that continues into the hallway, laundry room and primary bedroom. Large windows throughout bathe the home in warm, natural light. The kitchen has abundant cabinets and ample counter space including an accessible height counter that helps make meal preparation a breeze. The large primary bedroom can easily accommodate a king-size bed with nightstands & chest-of-drawers, and it boasts its own 4-piece ensuite. There are two other bedrooms and another full bathroom. Both bathrooms feature newer vanities, sinks and low-flush toilets. The separate laundry room at the back entrance has a newer washing machine. A new hot water tank was installed in 2023. This home is on a quiet lot with a private, fenced backyard and no neighbours behind. A storage shed with two sets of doors is included. There's a side patio, a newer accessibility ramp for ease of entrance, and a front deck that's perfect for having a morning coffee, relaxing in the sunshine with a good book, or enjoying a barbecue with friends and family. Just steps away from the Calgary Farmers' Market West, restaurants, bistros & shops, this updated home is also just minutes away from the new Trinity Hills Shopping Center and C-O-P with quick access onto Hwy 1 and Stoney Trail. There's also school bus and city transit service into the community. Check out the photos and video tour, then book your in-person viewing.

Inclusions:

Storage Shed

Property Listed By:

Royal LePage Benchmark

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









239 Juniper Dr NW, Calgary, AB

Main Floor Exterior Area 1179.01 sq ft



PREPARED: 2024/10/16



While regions are included from this floor area in GULISE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.