



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #195, Calgary T3B 5N9

MLS®#: **A2172176**

Area: **Greenwood/Greenbriar** Listing Date: **10/11/24**

List Price: **\$140,000**

Status: **Active**

County: **Calgary** Change: **+\$25k, 11-Oct**

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: **1,056**
Low Sqft:
Ttl Sqft: **1,056**

DOM

40
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Parking
Ttl Park: **3**
Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat:

Construction:
Flooring: **Laminate,Tile,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`5" x 11`4"
Kitchen	Main	9`4" x 11`3"
Pantry	Main	3`9" x 2`1"
Bedroom	Main	10`3" x 8`7"
3pc Bathroom	Main	8`7" x 5`0"
Other	Main	8`4" x 7`5"
Other	Main	23`9" x 5`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	5`5" x 11`3"
Entrance	Main	9`4" x 7`8"
Laundry	Main	8`7" x 5`1"
Bedroom	Main	10`0" x 71`0"
Bedroom - Primary	Main	10`7" x 8`11"
Other	Main	26`0" x 8`0"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks:

Welcome to Greenwood Village, where comfort and convenience come together in this charming 3-bedroom, 1-bathroom, living room, with dining area, mobile home. Located in a family-friendly community, this delightful residence is perfect for singles, couples, or small families seeking a cozy and affordable living space. As you step inside, you'll be greeted by a sunny and mud room area, the once inside unit you will see a pleasantly designed kitchen and dining area, with an adjacent living room with a gas stove just ment for both relaxation and functionality. The kitchen is well-equipped with modern appliances, ample counter space, and plenty of storage, making meal preparation a breeze. The bedrooms offer a peaceful retreat, complete with generous closet space and natural light. The well-maintained bathroom features all the essentials you need for your daily routine. One of the standout features of this home is its prime location within Greenwood Village. This family-friendly community is known for its welcoming atmosphere and proximity to a variety of amenities. Just a short distance away is the beautiful Bowness Park, a local favorite for its scenic walking trails, picnic areas, and recreational opportunities. Spend your weekends exploring the park, enjoying picnics by the river, or taking leisurely strolls through the lush green spaces. In addition to its natural beauty, Greenwood Village is conveniently close to shopping and dining options. The new farmers market in Northwest Calgary is just a short walk away, offering fresh, locally-sourced produce and unique artisanal goods. You'll also find grocery stores, retail shops, and restaurants nearby, ensuring that all your daily needs are met with ease. This mobile home also features a welcoming front sun porch, and another porch on the other side of the unit making it perfect for enjoying your morning coffee or relaxing in the evenings. The community itself offers well-maintained common areas and a friendly neighborhood vibe, making it a wonderful place to call home. Don't miss your chance to experience comfortable and affordable living in Greenwood Village. Schedule your showing today and discover all that this charming mobile home and its fantastic location have to offer!

Inclusions:
Property Listed By:

**N/A
eXp Realty**

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











