



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #406, Calgary T3B 5P1

MLS® #: **A2172212**

Area: **Greenwood/Greenbriar**

Listing Date: **10/08/24**

List Price: **\$99,999**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1977**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **908**
Low Sqft:
Ttl Sqft: **908**

DOM

44
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`6" x 13`0"
Bedroom - Primary	Main	10`10" x 10`9"
4pc Bathroom	Main	7`8" x 6`9"
Mud Room	Main	15`11" x 7`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`0" x 11`11"
Bedroom	Main	13`1" x 9`6"
Laundry	Main	8`0" x 5`1"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks:

Welcome to your new home, nestled in the heart of the family-oriented Greenwood Village. This charming mobile home offers over 1,000 square feet of comfortable living space, featuring two spacious bedrooms that provide plenty of room for relaxation or guest accommodations. The prime location within the park is a standout feature, providing a peaceful and friendly atmosphere while still being just steps away from local amenities. Enjoy the convenience of having the Calgary Farmers Market nearby, perfect for fresh produce and unique local goods. Additionally, Bowness Park is a short distance away, offering a variety of outdoor recreational activities such as picnicking, boating, winter skating, and scenic hiking along the Bow River. Inside, the home is clean and well-maintained, ensuring you can move in and start enjoying it right away. With its welcoming layout and ample natural light, it's the perfect space for both everyday living and entertaining friends and family. The sun pours into this unit most of the day! This unit had new flooring/carpet 2023, (except bathroom) hot water tank 2014, bathroom remodelled (2018), roof 2015. Open house Saturday October 12th from 1:00pm -3:00pm. Don't miss your chance to call this lovely mobile home your own—schedule a viewing today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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











