



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #330, Calgary T3B 5N8

MLS® #: **A2172911**

Area: **Greenwood/Greenbriar** Listing Date: **10/15/24**

List Price: **\$183,500**

Status: **Active**

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

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1996**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,237**
Low Sqft:
Ttl Sqft: **1,237**

DOM

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

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Carport,Paved,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat:

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`3" x 11`1"	Living Room	Main	15`0" x 14`9"
Kitchen With Eating Area	Main	15`1" x 13`11"	Laundry	Main	10`3" x 8`0"
Bedroom - Primary	Main	12`1" x 12`11"	4pc Ensuite bath	Main	15`0" x 7`6"
Bedroom	Main	9`7" x 7`9"	Bedroom	Main	9`6" x 11`4"
4pc Bathroom	Main	5`0" x 7`11"			

Legal/Tax/Financial

Title:
Legal Desc: Zoning:

Remarks

Pub Rmks: **Welcome to this bright and inviting 3-bedroom, 2-bathroom manufactured home, offering over 1,200 sq ft of well-designed living space. As soon as you step inside, the vaulted ceilings and open layout create a sense of space that feels both cozy and expansive—perfect for unwinding or hosting friends. This home is move-in ready, featuring a brand-new washer and dryer, dishwasher, and a kitchen that's perfect for daily meals or entertaining. Outside, enjoy the newly added front deck, ideal for sipping your morning coffee, and the large, new backyard porch—a great spot for summer BBQs or relaxing in the fresh air. With a two-car carport, parking is easy, and you're just minutes from the Calgary Farmers' Market for fresh produce and local goods. Plus, with quick access to the mountains, weekend getaways are always within reach. Whether you're enjoying the bright, welcoming interior or the outdoor spaces, this home combines comfort, convenience, and charm in an ideal location.**

Inclusions: **Shed**
Property Listed By: **RE/MAX Landan Real Estate**

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





