



THE A-TEAM

RE/MAX FIRST

3223 83 Street #307, Calgary T3B 5N7

MLS® #: A2176189 Area: Greenwood/Greenbriar Listing Date: 10/31/24 List Price: \$89,500
Status: Active County: Calgary Change: -\$10k, 06-Jan Association: Fort McMurray



General Information

Prop Type: Mobile
Sub Type: Mobile
City/Town: Calgary
Year Built: 1980
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 878
Low Sqft:
Ttl Sqft: 878

DOM
83
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: Metal
Heating: Forced Air
Sewer:
Ext Feat:
Construction:
Flooring: Laminated, Vinyl
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bathroom, Bedroom - Primary, Foyer, and Living Room.

Legal/Tax/Financial

Title:
Legal Desc:
Zoning:
Remarks:

Pub Rmks: **Price Reduced! Your chance to own an affordable, beautifully updated mobile home in Greenwood Village, located on a quiet street in a welcoming neighbourhood. Enjoy peaceful living with convenient access to the new Farmers Market, shops, grocery stores, and public transit. Nature lovers will appreciate the short walk to Bowness Park and its scenic pathways. Outside, a spacious private deck and backyard offer ideal spaces for relaxation and gatherings. The home's exterior has been updated with new siding (2017) and a resealed roof (2018) for low-maintenance living and a storage shed provides plenty of space for tools and seasonal items. With the ridge nearby, you'll enjoy stunning views and access to scenic trails. Inside, this bright two-bedroom, one-bathroom home has been thoughtfully updated for modern comfort. The furnace received a new ignitor in 2017, while newer flooring throughout the unit and a completely remodelled bathroom (new plumbing, floors, sink & paint) bring added style and functionality. The kitchen boasts refreshed cabinetry, updated hardware, and a new dishwasher (2022). Convenient features like a mudroom with side yard access and easily accessible laundry make this home both practical and charming. All of this can be yours for under \$100k—don't miss out on this fantastic opportunity in Greenwood Village!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







