

3223 83 Street #307, Calgary T3B 5N7

MLS®#: A2176189	Area:	Greenwood/Greenbria r	Listing 10/31 / Date:	24	List Price:	\$89,500			
tatus: Active	County:			06-Jan	Associatio	n: Fort McMurray			
			General Information Prop Type: Sub Type: City/Town: Year Built: <u>ot Information</u> ot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Mobile Mobile Calgary 1980	t,Parking P	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	878 878	DOM 83 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	2 (2) 1.0 (1 0) Single Wide Mobile Home 2
				Utilities	and Feature	S			
Roof: Metal Heating: Forced Ai Sewer: Ext Feat:	r	Construction: Flooring: Laminate,Vinyl Water Source: Fnd/Bsmt:							
itchen Appl: it Feat: tilities:	Dishwash	er,Dryer,Electric Stove,	Freezer,Microwa		d,Refrigera		Coverings		
	Laval			Room	Information		Laural	Direct	
oom Ppc Bathroom Bedroom - Primary Soyer .iving Room	Main Main Main	Main 13`2" x 11`7"			<u>Room</u> Bedroom Dining Room Kitchen		<u>Level</u> Main Main Main	<u>Dimensions</u> 10`0" x 8`9" 13`2" x 4`10" 8`9" x 11`11"	
		-	-						
ïtle:				Legal/1	Tax/Financial				

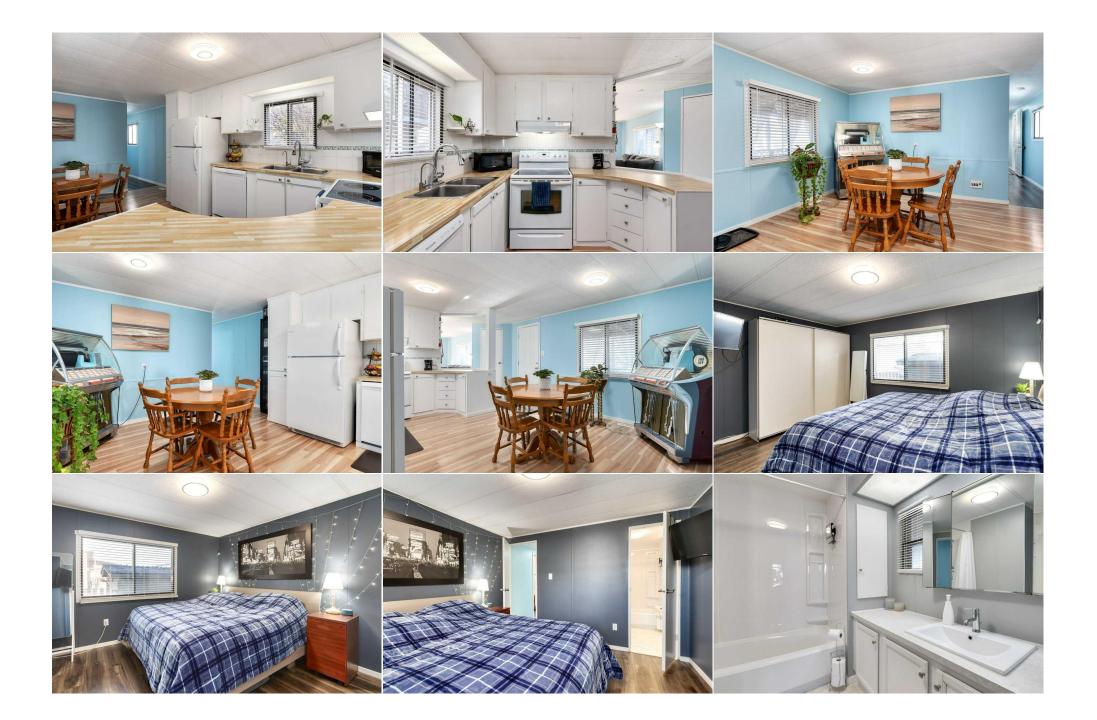
 Pub Rmks:
 Price Reduced! Your chance to own an affordable, beautifully updated mobile home in Greenwood Village, located on a quiet street in a welcoming neighbourhood.

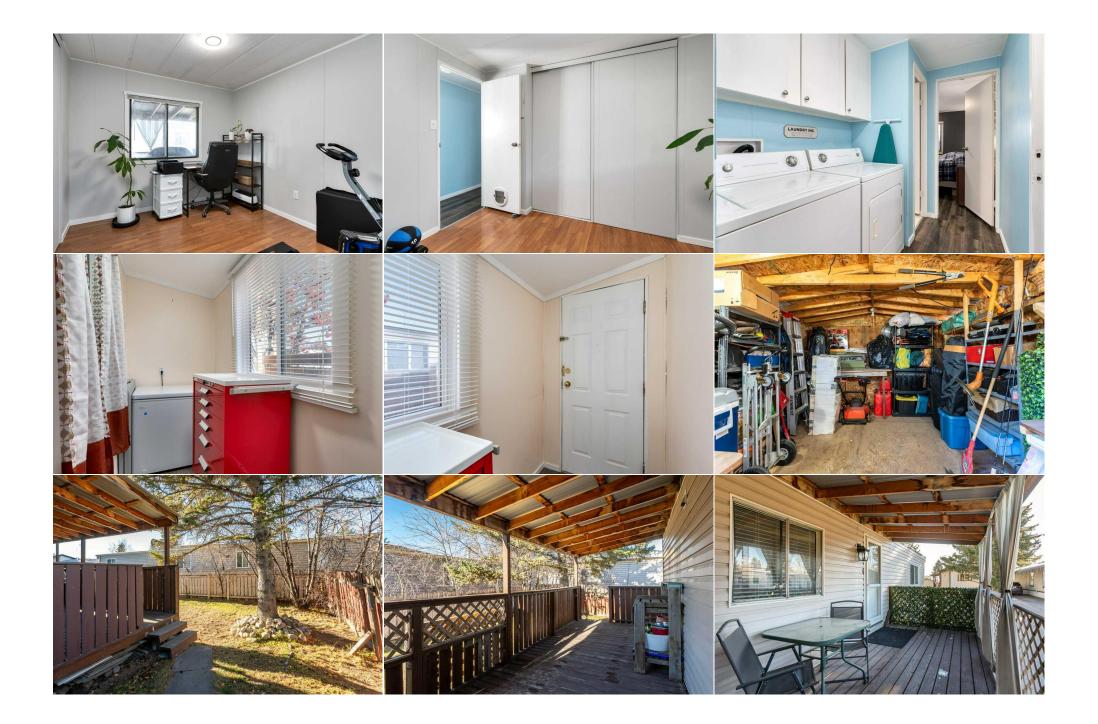
 Enjoy peaceful living with convenient access to the new Farmers Market, shops, grocery stores, and public transit. Nature lovers will appreciate the short walk to Bowness Park and its scenic pathways. Outside, a spacious private deck and backyard offer ideal spaces for relaxation and gatherings. The 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









307 Larch Way NW, Calgary, AB

