



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: \$99,900
Status: Active County: Calgary Change: None 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
21
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:

Your chance to own a 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!

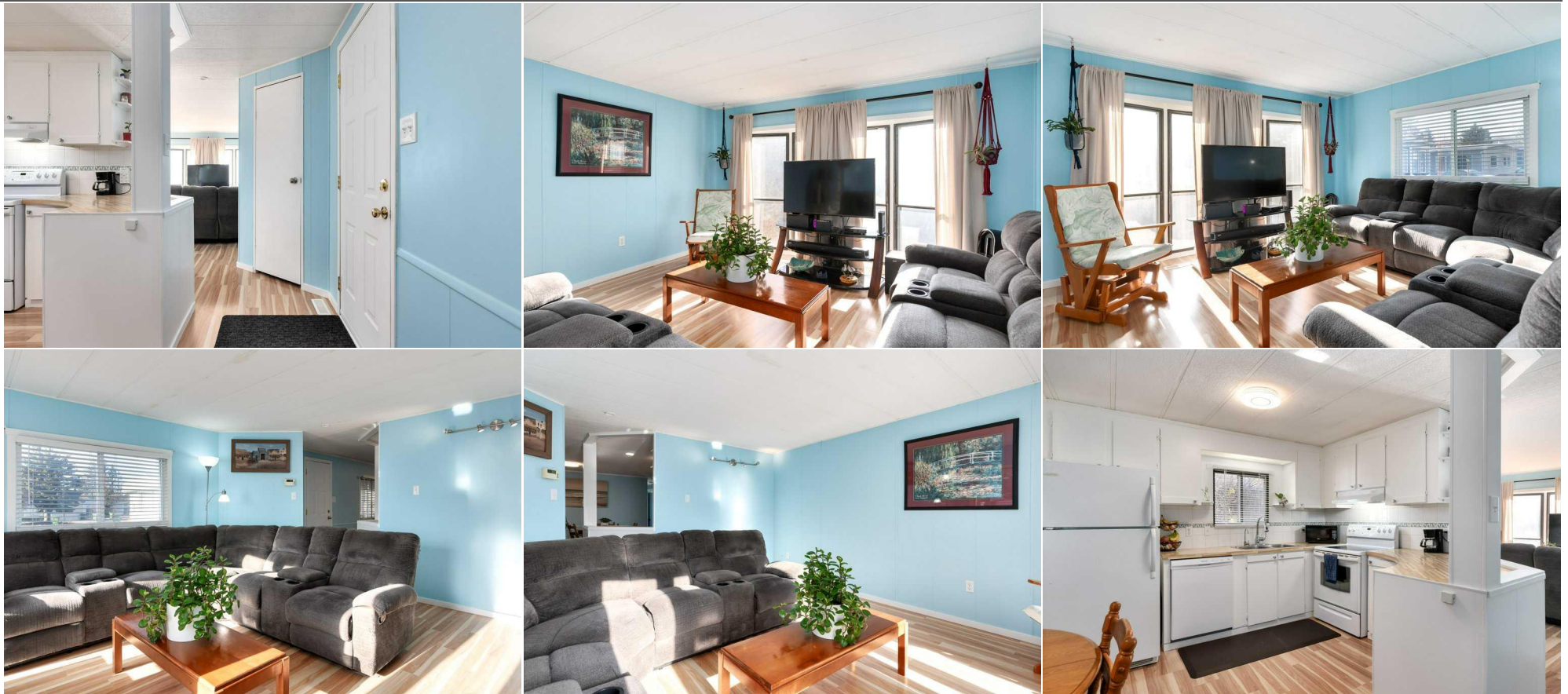
Inclusions:

N/A

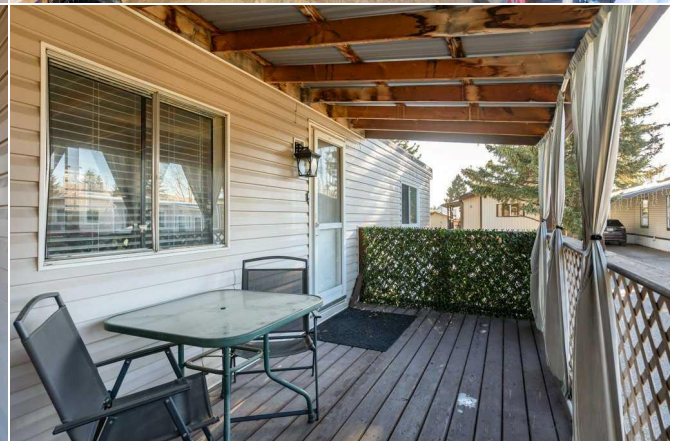
Property Listed By:

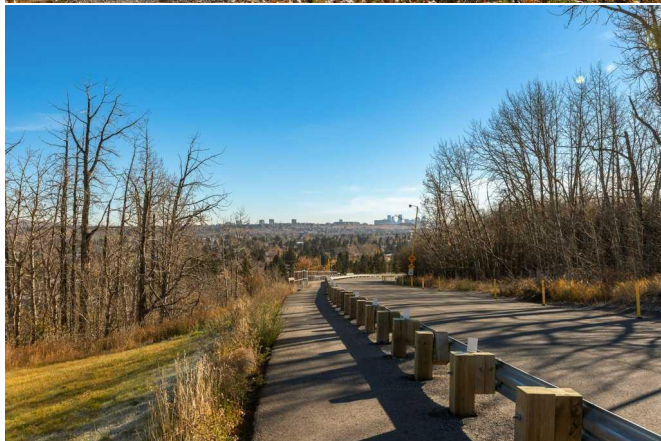
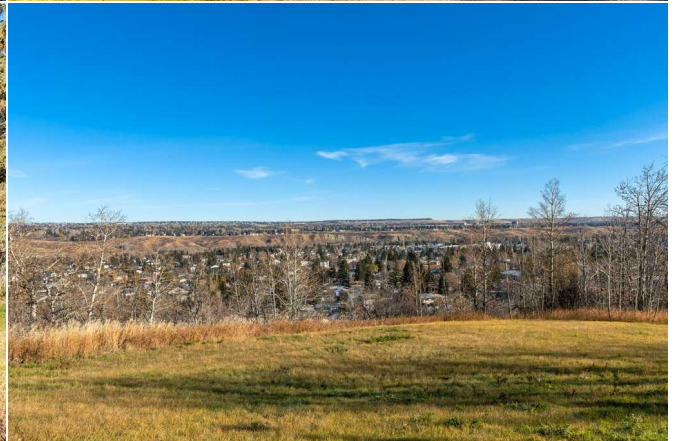
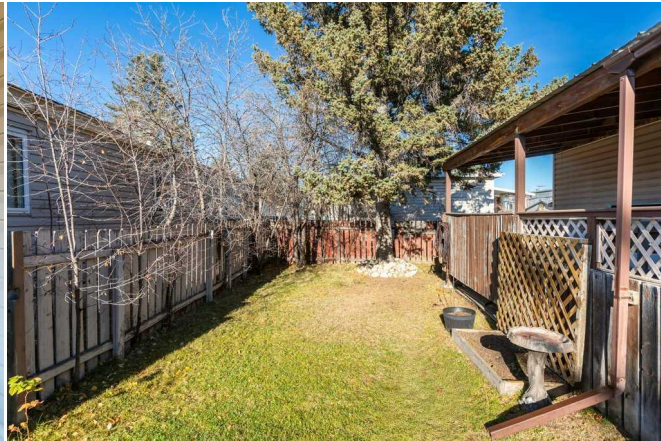
CIR Realty

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



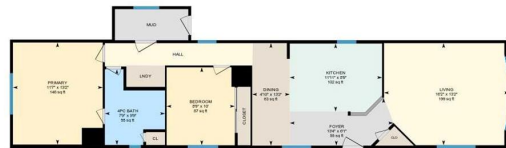






307 Larch Way NW, Calgary, AB

Main Floor Exterior Area 133.24 sq ft



0 5 10

PREPARED: 2024/10/31



White regions are excluded from total floor area in GUCCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.