



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #273, Calgary T3B 5N6

MLS® #: **A2177366**

Area: **Greenwood/Greenbriar** Listing Date: **11/05/24**

List Price: **\$89,900**

Status: **Active**

County: **Calgary** Change: **-\$8k, 02-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **915**
Low Sqft:
Ttl Sqft: **915**

DOM

78
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Single Wide Mobile Home**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat:

Construction:
Flooring: **Carpet,Laminate,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`6" x 16`11"
Eat in Kitchen	Main	10`5" x 15`11"
4pc Bathroom	Main	7`2" x 7`10"
Furnace/Utility Room	Main	2`0" x 2`4"
Covered Porch	Main	5`11" x 9`5"
Storage	Main	7`5" x 12`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`1" x 7`4"
Bedroom	Main	10`4" x 9`4"
Laundry	Main	6`0" x 7`1"
Bedroom - Primary	Main	13`6" x 10`8"
Porch - Enclosed	Main	5`7" x 4`1"
Walk-In Closet	Main	4`1" x 5`8"

Legal/Tax/Financial

Title:

Zoning:

Legal Desc:

Remarks

Pub Rmks:

Parade of open houses Saturday January 11, 12-2 pm. Welcome to Greenwood Village Mobile Home Park, where comfort and convenience come together in this charming 2-bedroom, 1-bathroom, living room, with eat in kitchen, mobile home. Located in this family-friendly community, this delightful residence is perfect for small families seeking a cozy living space. As you step inside, you'll be greeted by a sunny and mud room area, then once inside the unit you will see a pleasantly designed eat in kitchen. The kitchen is modestly equipped with appliances, ample counter space, and plenty of storage, making meal preparation a breeze. The bedrooms offer a peaceful retreat, complete with generous closet space and natural light. The well-maintained bathroom features all the essentials you need for your daily routine. One of the standout features of this home is its prime location within Greenwood Village. This community is known for its welcoming atmosphere and proximity to a variety of amenities. Just a short distance away is the beautiful Bowness Park, a local favorite for its scenic walking trails, picnic areas, and recreational opportunities. Spend your weekends exploring the park, enjoying picnics by the river, or taking leisurely strolls through the lush green spaces. In addition to its natural beauty, Greenwood Village is conveniently close to shopping and dining options. The new farmers market in Northwest Calgary is just a short walk away, offering fresh, locally-sourced produce and unique artisanal goods. You'll also find grocery stores, retail shops, and restaurants nearby, ensuring that all your daily needs are met with ease. This mobile home also features a welcoming porch, making it perfect for enjoying your morning coffee or relaxing in the evenings. The community itself offers well-maintained common areas and a friendly neighborhood vibe, making it a wonderful place to call home. Don't miss your chance to experience comfortable and affordable living in Greenwood Village. Schedule your showing today and discover all that this charming mobile home and its fantastic location have to offer!

Inclusions:

N/A

Property Listed By:

eXp Realty

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











