



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3223 83 Street #167, Calgary T2B 5N2**

MLS® #: **A2180340**

Area: **Greenwood/Greenbriar** Listing Date: **11/21/24**

List Price: **\$175,000**

Status: **Active**

County: **Calgary** Change: **-\$5k, 07-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
Sub Type: **Mobile**  
City/Town: **Calgary**  
Year Built: **1972**

Finished Floor Area

Abv Sqft: **1,172**  
Low Sqft:  
Ttl Sqft: **1,172**

DOM

**61**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **Single Wide Mobile Home**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Carport, Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat:

Construction:

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Refrigerator, Washer/Dryer**

Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Storage</b>	<b>Main</b>	<b>19`6" x 7`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 7`7"</b>
<b>Other</b>	<b>Main</b>	<b>9`6" x 7`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 8`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>4`11" x 9`6"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`8" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 5`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`8" x 5`7"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`10" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 10`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`5" x 13`7"</b>

Legal/Tax/Financial

Title:  
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Parade of open houses Saturday January 11, 12-2 pmPRICE REDUCED...Welcome to this charming and well-maintained 3-bedroom, 2-bathroom mobile home, nestled on a peaceful lot in the desirable Greenwood Village community. This older mobile home has been lovingly cared for and offers a bright and welcoming living space, perfect for those seeking comfort and tranquility in a family-friendly neighborhood. Step inside and be greeted by an abundance of natural light streaming through the numerous windows. The living space features a thoughtful layout, ideal for both relaxing and entertaining. The kitchen is equipped with 4 appliances, offering a modern touch, and provides ample storage and counter space for all your culinary needs. The bedrooms are cozy and comfortable, the primary bedroom providing plenty of room for relaxation. The well-maintained bathrooms serves the home with style and functionality. Recent updates include a newer hot water tank, newer furnace, and a newer washer/dryer (stackable) ensuring that the home is not only charming but also energy-efficient. Outside, you'll find a lovely deck and patio, perfect for enjoying your morning coffee or hosting outdoor gatherings. The carport/driveway adds extra convenience for parking and accessibility. Located on a quiet street with excellent neighbors, this home offers a peaceful retreat from the hustle and bustle of city life. Greenwood Village is ideally located near shopping, parks, the new farmers market in Northwest Calgary, and Stoney Trail, making commuting and daily errands a breeze. Plus, pet owners will love being steps away from a dog park, perfect for giving your furry friends plenty of space to run and play. Don't miss this rare opportunity to own a well-maintained mobile home with all the modern upgrades you need. Schedule a viewing today and make this delightful property your new home!**

Inclusions: N/A  
Property Listed By: eXp Realty

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











